



£310,000

At a glance...



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**holland
& odam**

47 Etsome Terrace
Somerton
Somerset
TA11 6LS

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton market place, head north-east on Market Pl/B3165 towards Broad St. Continue to follow B3165 then at the roundabout, take the 1st exit onto Behind Berry/B3153. After 0.4mi turn right onto Etsome Terrace, follow for 0.1mi then turn left to stay on Etsome Terrace. Turn right again to stay on Etsome Terrace, the property will be on the right.

Services

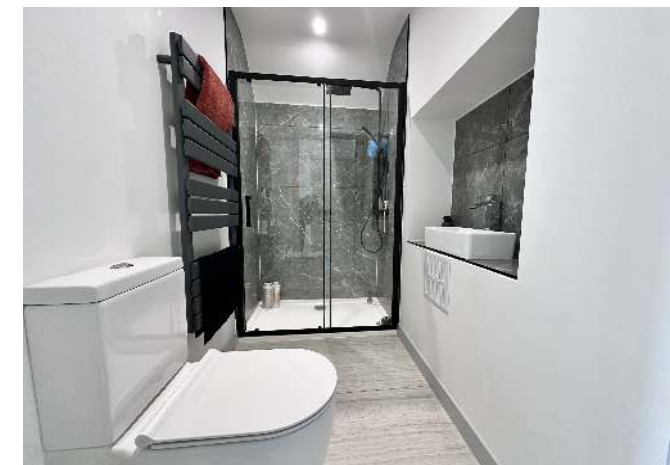
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Somerton is a picturesque, rural town in the heart of Somerset. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Further amenities can be found on the outskirts of Somerton within Bancombe Business Park including garages, recycling centre and Edgar Hall which holds a number of events for the locals to enjoy. A more comprehensive range of amenities can be found in Yeovil (south) or the County town of Taunton (west). Somerton is well positioned for travel, close to the A303 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

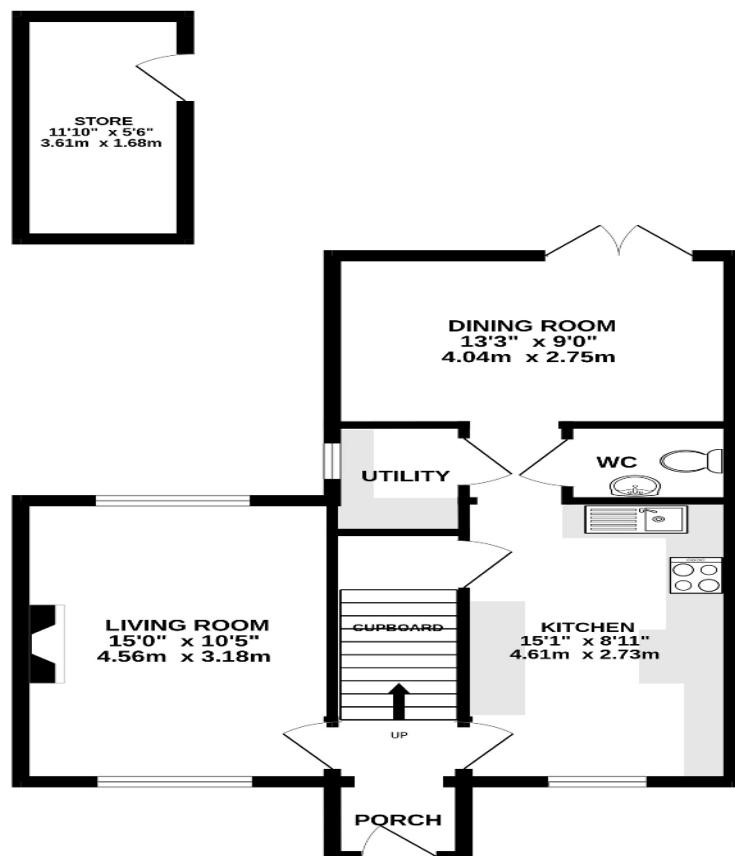
Insight

This beautifully renovated, charming semi-detached Blue Lias stone home blends local character with modern living. Set in the heart of Somerton, it offers a bright dual-aspect living room with a wood-burning stove, a sleek kitchen with integrated appliances, and a stylish dining extension opening to the garden. Upstairs are three spacious bedrooms, including a principle with en-suite, plus a modern family shower room. The property boasts a new block-paved driveway, enclosed rear garden with patio, lawn, and a versatile garden shed.

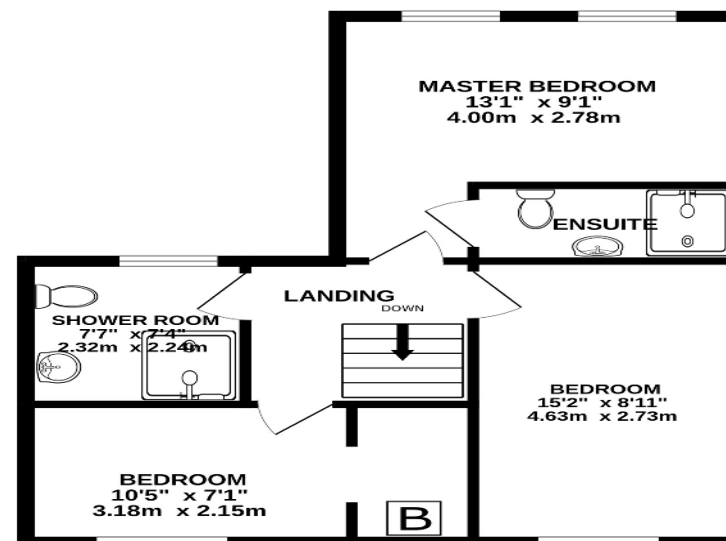
- NO ONWARD CHAIN - Recently renovated semi-detached home in central Somerton
- Contemporary finish with stylish, well-planned living space
- Dual-aspect living room with wood-burning stove
- Modern kitchen with integrated appliances and separate dining room
- Master bedroom with modern en-suite shower room
- Two further generous bedrooms and contemporary family shower room
- Block-paved driveway providing off-road parking
- Enclosed rear garden with large patio for entertaining



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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