



£320,000

At a glance...



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**holland
& odam**

1 Sevenacres
Somerton
Somerset
TA11 6HF

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Place, Somerton follow West Street to the mini roundabout and turn left onto Langport road. Take the second left into Gasson's Lane and first right into Sevenacres. The property can be found on the left hand side.

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

Occupying a generous corner plot on the edge of the popular Sevenacres development in Somerton, this three bedroom semi detached home offers excellent potential for modernisation, extension or possible further development, subject to planning permission, restrictive covenants and all necessary consents. The property also benefits from a detached double garage, extensive gardens and no onward chain.

The accommodation begins with a useful entrance porch, opening into the hallway. The kitchen and dining room provides space for everyday family living, with patio doors opening directly onto the rear garden and a separate living room featuring a wood burning stove.

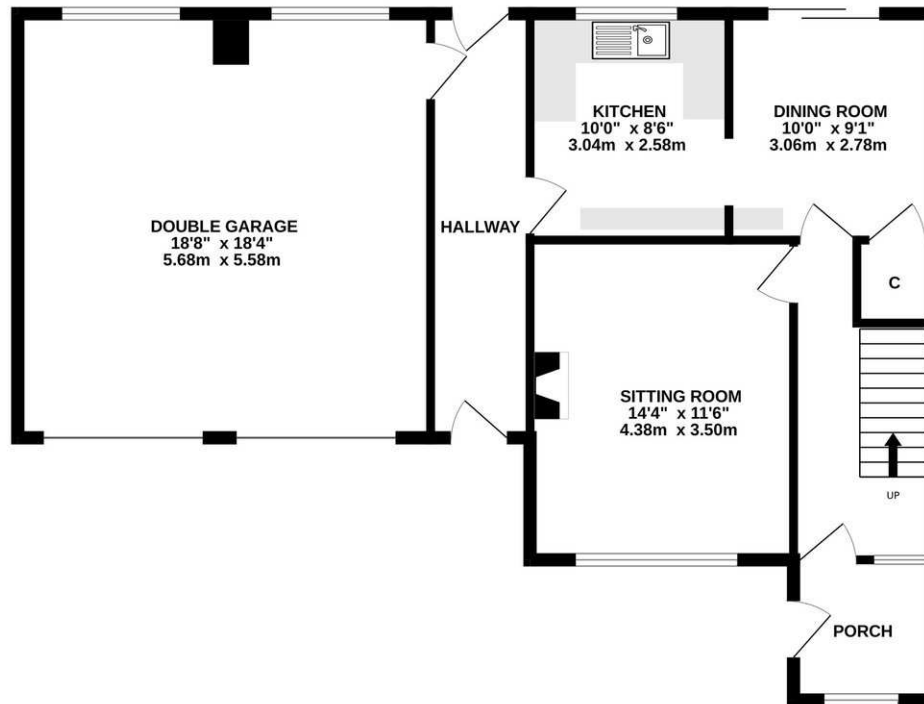
On the first floor are three bedrooms, together with a family bathroom and separate WC. While the property requires updating throughout, it provides an exciting opportunity for purchasers wishing to create a home to their own tastes and requirements.

Outside, the property enjoys a particularly generous rear garden, together with a large additional side garden. This area may offer potential for an extension or possible building plot, subject to planning permission, and any other necessary consents. Our clients have not investigated or applied for permission, and purchasers should make their own enquiries.

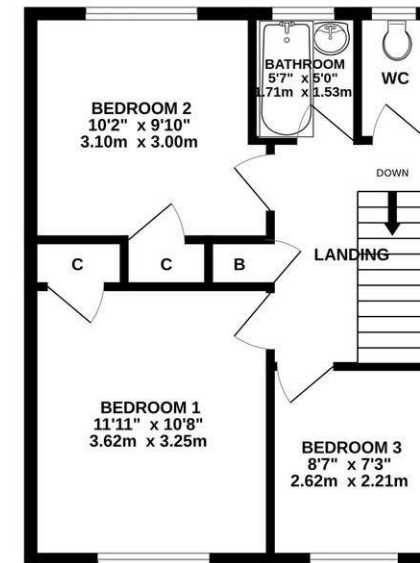
- Three bedroom semi detached home occupying a generous corner plot
- Excellent potential for modernisation and improvement throughout
- Kitchen and dining room with patio doors opening onto the rear garden
- Living room featuring a wood burning stove
- Large rear and side gardens with storage sheds
- Potential to extend or create a building plot, subject to the necessary consents
- Detached double garage and driveway



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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