



Lingdales

36 Polham Lane, Somerton, TA11 6SP

George James PROPERTIES
EST. 2014

Lingdales

36 Polham Lane, Somerton, TA11 6SP

Guide Price - £305,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Lingdales is a modern, beautifully presented detached bungalow situated a short walk away from Somerton Town Centre. The property was reconfigured several years ago and now benefits from two bedrooms, a large living room, a light and bright kitchen/diner, and stylish shower room. There is a low maintenance rear garden with summer house, and ample parking to the front for several cars. The property is offered with vacant possession and no onward chain.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Services

Mains gas, electricity, water and drainage connected. Council Tax Band D.

what3words

///appealing.handover.fight

Entrance hallway

With window to front, radiator and cupboard housing gas fired combination boiler providing hot water and central heating.

Living Room 20' 9" x 10' 11" (6.32m x 3.33m)

A light and spacious room with two windows to the front and one to the rear and three radiators.



Kitchen/Diner 11' 7"max x 11' 5"max (3.52m x 3.49m) 'L' shaped room

With window to rear and french doors to the rear garden. Range of fitted units with work surfaces over, single drainer sink unit, fitted electric oven and 4 ring gas hob and extractor over. Radiator and dining area.

Shower Room

With window to rear, suite comprising of 'walk in double-length shower, low level WC and wash hand basin.

Bedroom 1 11' 4" x 11' 1" (3.45m x 3.37m)

With window to side and radiator.

Bedroom 2 11' 11" x 10' 8" (3.62m x 3.25m)

With window to rear and radiator.

Outside

The property is approached from Polham lane on to a shared drive with private parking for several cars. The property has additional parking to the side. Pedestrian access gate leads to the rear garden with patio, the rear garden is laid to patio and gravel, with a summerhouse and several decorative pots.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		90
81-91	B		
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.
Made with Metropix ©2026



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.