



£440,000

*At a glance...*



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COUNCIL TAX

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**holland  
& odam**

26 Pepper Drive  
Somerton  
Somerset  
TA11 6GA

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

01458 785100

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

From The Market Place, follow West Street keeping to the right of the fork. At the mini roundabout, turn left into Langport Road and take the third turning right onto Cartway Lane. Take the next right onto Buttercross Meadow and follow the road around to the right. The property can be found shortly on your right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges: £302.34 PA



## 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 contemporary detached family home, completed in 2023, and still benefits from the remaining years of its NHBC 10-year warranty. The property has been maintained to an exceptional standard, with stylish décor and presentation throughout.

The ground floor features a generous open-plan entrance hall with a study area, a comfortable sitting room, and a spacious dining area leading to a fully fitted kitchen. There is also a utility room and a cloakroom/WC on this level.

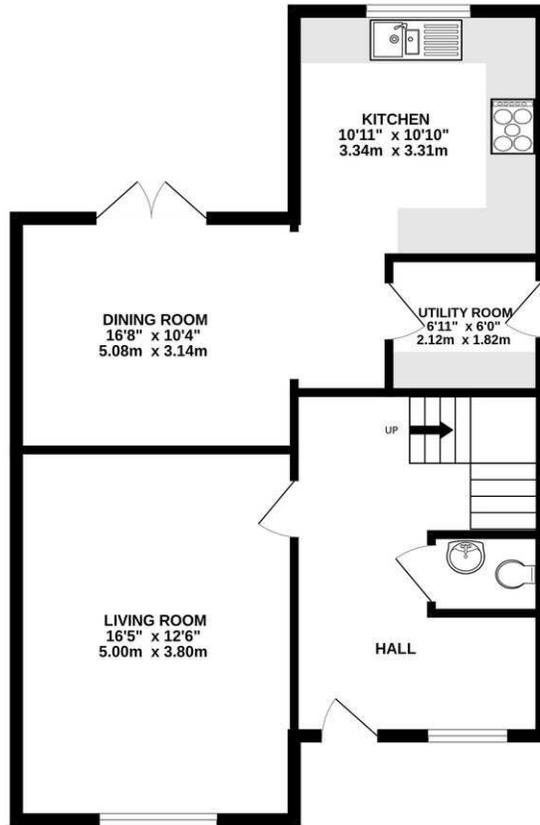
Upstairs, the property offers four double bedrooms and a family bathroom. The main bedroom includes an en-suite shower room, and the current owners have opened an adjoining doorway to the next bedroom, creating an elegant dressing area—though this can easily be reverted if desired.

Externally, a long driveway to the side provides ample off-road parking along with an EV charging point and single garage. The south-facing rear garden enjoys a high degree of privacy, making it perfect for family living and entertaining.

- Modern detached family home built in 2023.
- Ample driveway parking with an EV charging point and single garage.
- Private south-facing rear garden.
- Spacious open-plan layout.
- Four double bedrooms.
- Immaculately presented interiors.



GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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