



£260,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

Solby Cottage  
Northfield  
Somerton  
Somerset  
TA11 6SJ

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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



## Directions

From Market Place, Somerton follow Broad Street into North Street and at the mini-roundabout turn left onto Behind Berry.

Take the second right into Etsome Terrace and follow the road around the left hand bend onto Cary Way.

Continue on this road to the left bend and follow Northfield Road.

The property can be found on the right hand side, indicated by our for sale board.

## 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



## Location

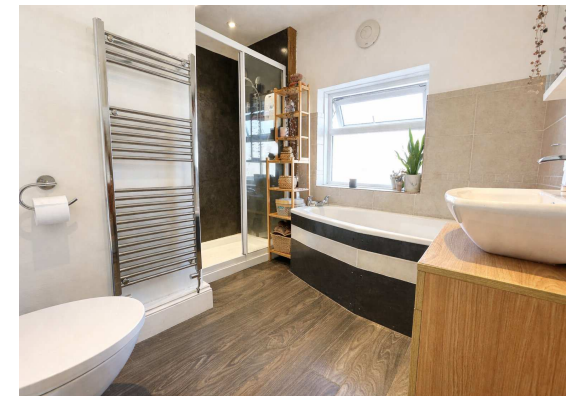
Somerton is a picturesque, rural town in the heart of Somerset. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers 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

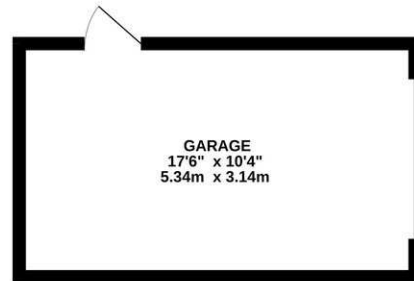
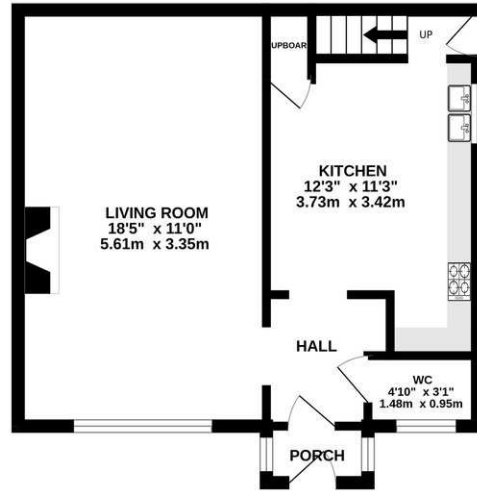
This delightful home offers well-proportioned accommodation throughout, beginning with an entrance porch and hallway complete with a convenient cloakroom, storage, and access to the living spaces. The generous living room enjoys an abundance of natural light, while the kitchen/dining room is fitted with a built-in oven and hob, attractive inset double round-bowl sinks, and space for a washing machine and fridge-freezer. An under stair cupboard provides further useful storage. Upstairs, a spacious landing with linen cupboard leads to two comfortable double bedrooms and a good-sized third bedroom, currently utilised as a dressing room. These are serviced by a well-appointed bathroom featuring both a bath and a separate shower unit.

Externally, the property enjoys a low-maintenance front garden, designed for ease and versatility with patio, shingle, and decked areas, perfect for entertaining or providing additional parking. There is pedestrian access to the detached garage, along with vehicle access via an up-and-over door from Northfield Road.

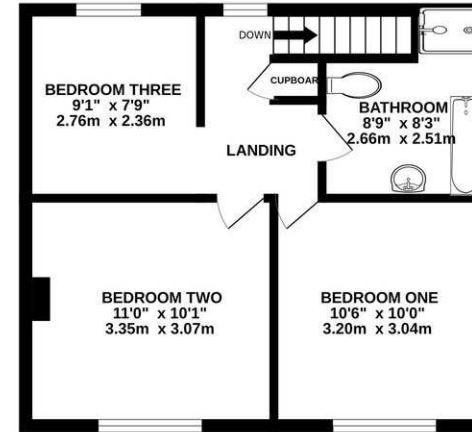
- Semi-detached cottage close to Somerton's amenities
- Spacious living room and kitchen/diner
- Ground floor cloakroom and storage
- Gas central heating and uPVC double glazing throughout
- Two double bedrooms plus a good-size third bedroom/dressing room
- Well-equipped bathroom with separate shower unit
- South facing, low-maintenance front garden
- Detached garage and parking



GROUND FLOOR



1ST FLOOR



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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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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