



£275,000

At a glance...



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**holland
& odam**

5 Orchard Road
Somerton
Somerset
TA11 6JQ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, follow West Street. Continue to the mini roundabout and take the first exit onto Langport Road. Before leaving Somerton, turn right onto Cartway Lane and at the roundabout turn right onto Bancombe Road. Take the first right into Parklands and first right into Orchard Road. The property can be found on your left hand side.

Services

Mains electricity, water and drainage are connected. Oil 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

A three bedroom semi-detached home situated on the western fringes of Somerton within the popular Orchard Road, offering well-balanced accommodation, a south-facing garden and the benefit of no onward chain.

The property is entered via an entrance hall leading through to a fitted kitchen and a comfortable living room centred around an attractive open fireplace. To the rear, a conservatory provides additional reception space and enjoys views over the garden, creating an ideal spot for dining or relaxing. Upstairs, the property offers three bedrooms alongside a family bathroom.

Externally, the front of the property is laid to lawn with a driveway providing off-road parking and access to the garage. The garage has been thoughtfully divided to create both useful storage space and a separate office area, ideal for those working from home or requiring additional versatility. To the rear, the fully enclosed south-facing garden enjoys a sunny aspect and provides a secure and private outdoor space with a raised patio giving seamless access to the conservatory.

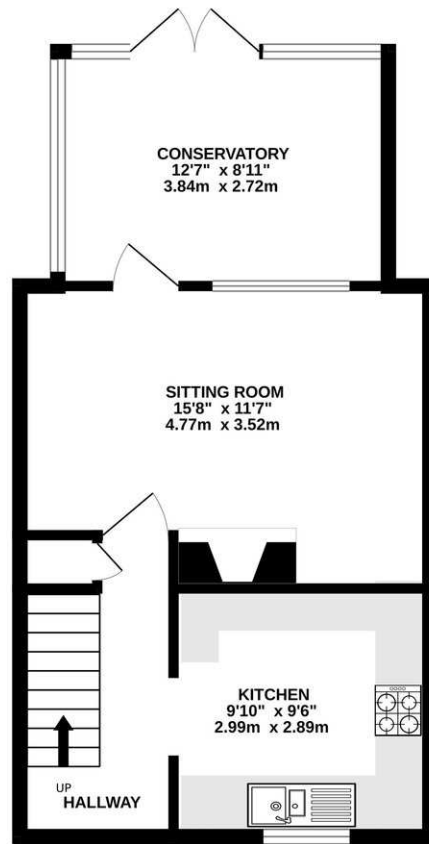
Offered to the market with no onward chain, this property would make an ideal first-time purchase, family home or investment opportunity.



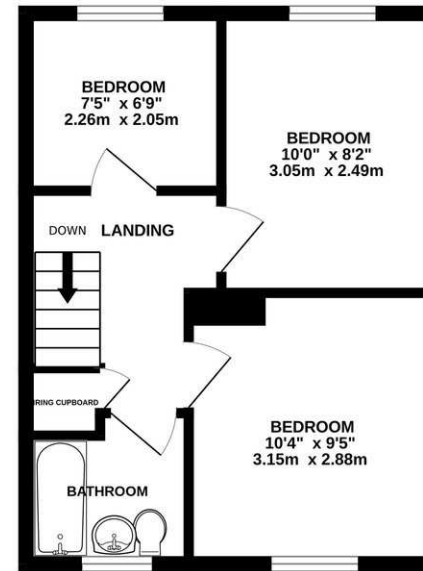
- Three bedroom semi-detached home
- Living room with open fireplace and connecting conservatory overlooking the garden
- Oil central heating and double glazing throughout
- South-facing rear garden and driveway parking
- Garage divided into storage and office space
- No onward chain



GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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