



£275,000

At a glance...



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COUNCIL
TAX

B

**holland
& odam**

48 Behind Berry
Somerton
Somerset
TA11 6JS

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, follow Broad Street and continue into North Street. At the mini roundabout turn left onto Behind Berry and continue through the chicane and the property can be found shortly on your right hand side, indicated by our board.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

Somerton is a picturesque, rural town in the heart of Somerset. There is a good level of amenities within this beautiful Market town including many local independent shops, art galleries, antique shops, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgeries, opticians, TSB bank, churches and schools, all within the town itself. 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. Additional amenities can be found in Yeovil (south) and Street (north) where the highly regarded Millfield School is located. For the 'festival goers' Glastonbury and Pilton are also within close proximity. Somerton is well positioned for travel, with easy access to the A303/ M5 and a well connected bus service. Mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

Insight

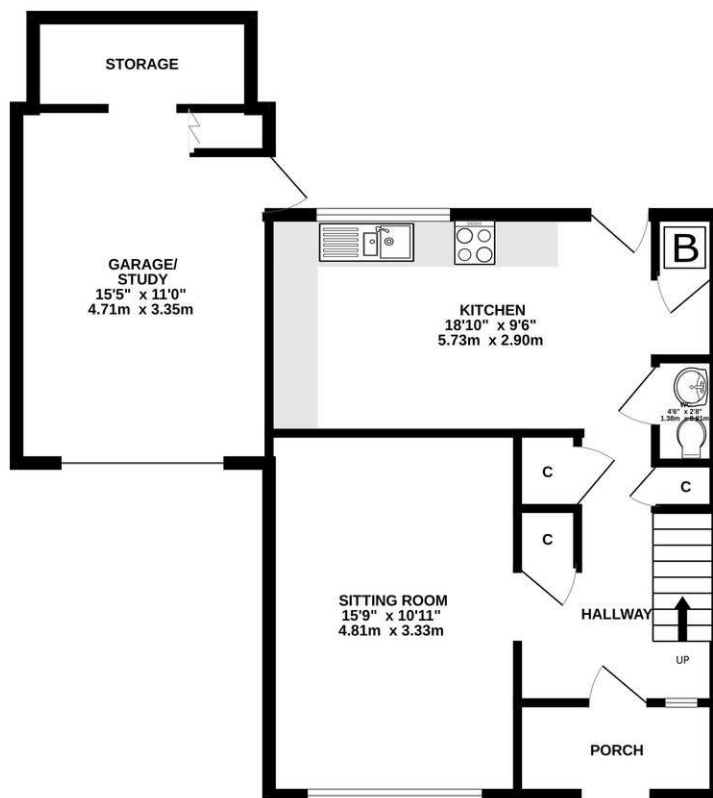
This well proportioned semi-detached home offers practical and versatile accommodation arranged over two floors. The ground floor begins with a spacious entrance hall, leading through to the living room featuring a bioethanol fireplace. The kitchen/dining room provides space for everyday family living and entertaining, while a convenient WC completes the ground floor accommodation. Upstairs, the property offers three bedrooms, together with a family bathroom.

Outside, the property benefits from ample off road parking and gardens to both the front and rear. The rear garden provides a lawn and a covered patio, providing space for entertaining or family activities. The garage has been converted to create a versatile workspace and additional guest accommodation, although it could easily be reinstated as a garage if required, offering further flexibility to suit the needs of the new owner.

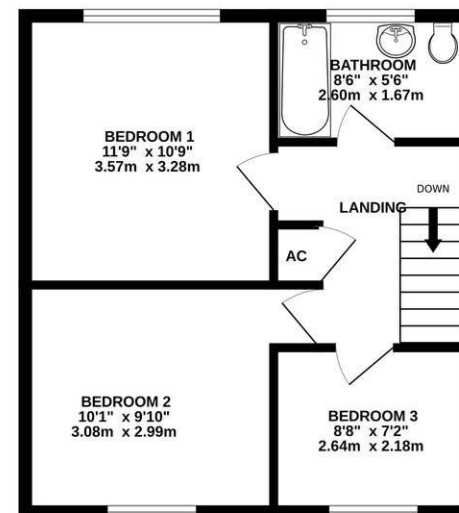
- Well proportioned semi-detached family home
- Three bedrooms and a family bathroom
- Spacious living room with Bioethanol fireplace
- Practical kitchen and dining room
- Ground floor WC
- Gardens to the front and rear and ample off road parking
- Converted garage providing a versatile workspace, with potential for reinstatement
- 10 Electric solar panels



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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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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