



£160,000

50% Shared Ownership Home

*At a glance...*



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**holland  
& odam**

1 Russet Road  
Somerton  
Somerset  
TA11 6AU

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

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



## Directions

From The Market Pl, Somerton, Head south towards Manor Ct. Turn left towards West St/B3165 the turn right onto West St/B3165. Continue straight onto Langport Rd. At the roundabout, take the 1st exit onto Langport Rd/B3153. Continue down the road and turn right onto Russet Road, the property will be on your left.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Leasehold  
50% Shared Ownership  
Length of Lease: 117 years  
Rent: £383.23 PCM  
Service charge: £30.06 PCM  
Buildings insurance: £15.64 PCM  
LiveWest Management Charge: £13.33 PCM



## 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 well-presented three bedroom end terrace home situated within the popular town of Somerton, offering spacious and practical accommodation ideal for first-time buyers, downsizers or those seeking an affordable step onto the property ladder through shared ownership.

Available to purchase as a 50% shared ownership share, the property is beautifully maintained throughout and comprises an entrance hall, modern kitchen, spacious sitting/dining room, three bedrooms and a family bathroom.

Externally, the property benefits from a generous enclosed rear garden providing ample outdoor space for families and entertaining, together with a tandem driveway offering off-road parking for at least two vehicles.

Positioned within easy reach of Somerton town centre and its amenities, this is an excellent opportunity to acquire a well-kept home in a sought-after location.

### Agents Note:

-Buyers must have a local connection to the South Somerset area.

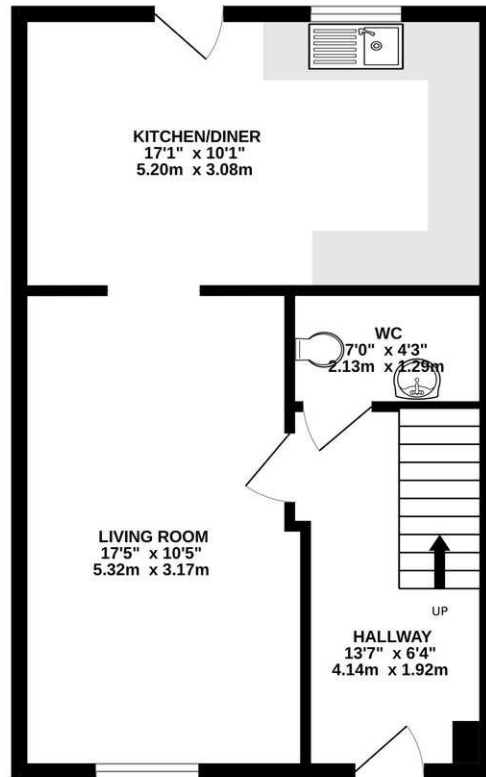
-You'll need to pay a £500.00 reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home. If you complete on the purchase of your home, the reservation fee will be added to your rent account. If you or the seller withdraw from the sale the £500 will be refunded.

-Buyers must put in an application with LiveWest and meet their buyer criteria.

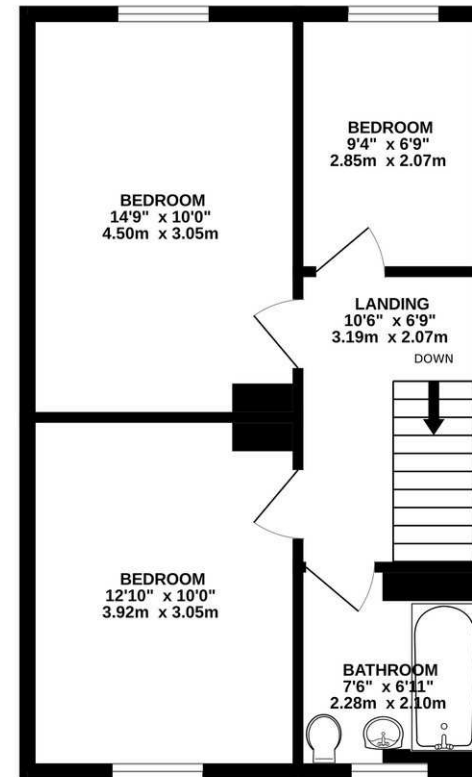
- 50% Shared Ownership Opportunity
- Well Presented Three Bedroom End Terrace Home
- Generous Enclosed Rear Garden
- Tandem Driveway Parking for Two Vehicles
- Situated Within Easy Reach of Somerton Town Centre



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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### DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. 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. 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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