



£435,000

At a glance...



4



3



2

EPC

B

COUNCIL
TAX

E

**holland
& odam**

30 Pearmain Road
Somerton
Somerset
TA11 6AY

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton head south-west through Market Place and continue onto West Street. At the mini-roundabout, turn left onto Langport Road (B3165).

Continue along Langport Road, then turn right onto Russet Road. Follow Russet Road into the development and turn right onto Pearmain Road and continue along Pearmain Road, where the property can be found at the top of the road.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate Charges £267.59 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

A well presented, modern detached home offering spacious and versatile accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall, WC and a useful study. There is a comfortable living room with patio doors opening directly onto the rear garden, while the heart of the home is the impressive open plan kitchen, dining and family room, with bi-folding doors creating a seamless connection with the garden and allowing plenty of natural light into the space.

To the first floor are four bedrooms, including a master bedroom benefiting from its own en-suite shower room, together with a well appointed family bathroom.

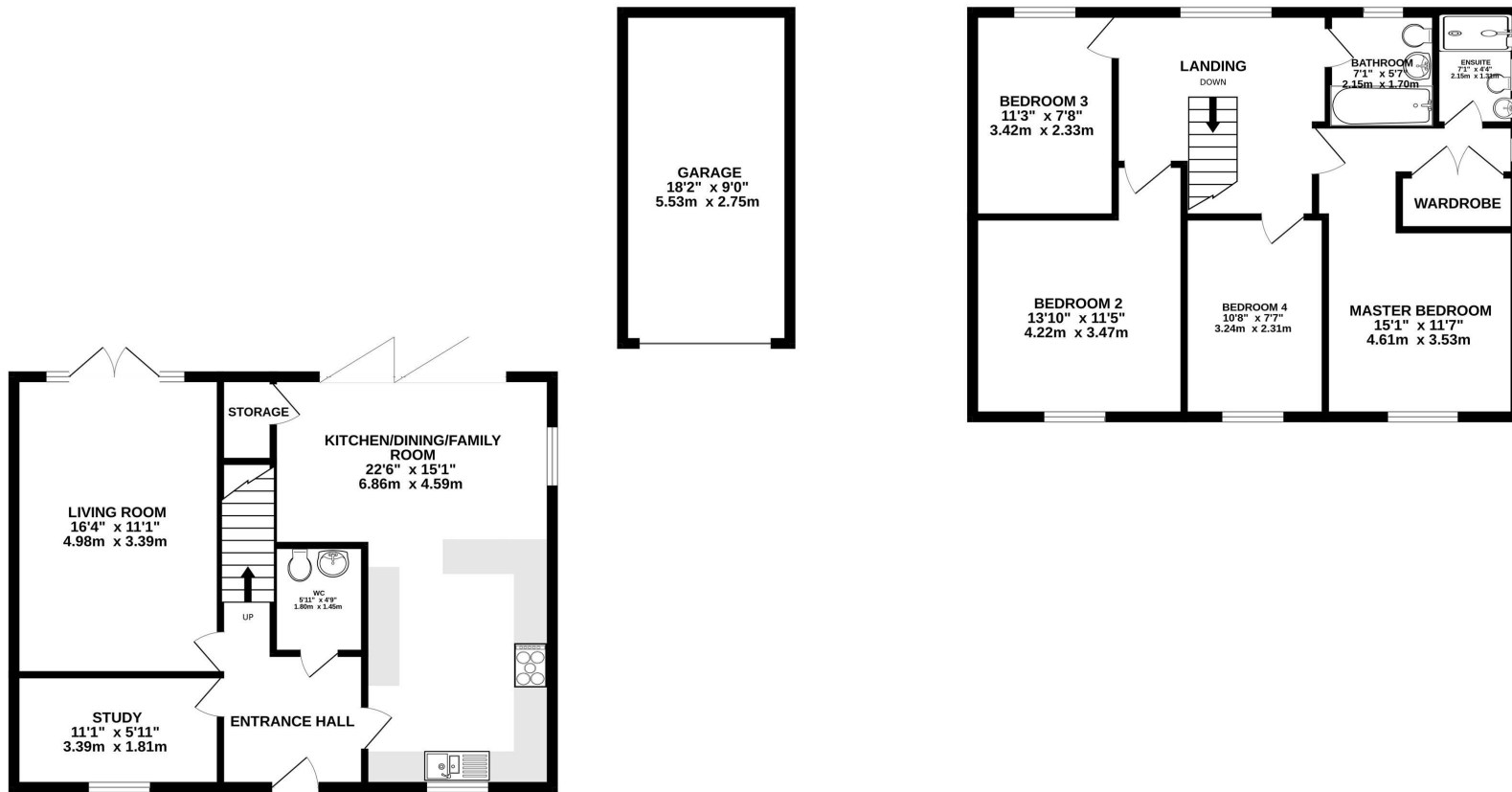
Outside, the property enjoys an attractive decorative front garden, while to the rear is a enclosed garden providing a pleasant space for outdoor seating, entertaining and family use. A detached single garage provides additional storage or secure parking and a private driveway with parking available for two vehicles.

- Modern, well presented four-bedroom detached home
- Spacious and versatile accommodation arranged over two floors
- Welcoming entrance hall with ground floor WC
- Separate study
- Comfortable sitting room with patio doors opening onto the rear garden
- Impressive open plan kitchen, dining and family room
- Bi-folding doors opening directly onto the garden
- Principal bedroom with en-suite shower room
- Well appointed family bathroom
- Attractive decorative front garden and enclosed rear garden



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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.
Made with Metropix ©2026

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.