



£269,950

At a glance...



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**holland
& odam**

58 Parklands Way
Somerton
Somerset
TA11 6JG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, head North-East towards Broad Street. At the roundabout, take the first exit onto Behind Berry. Then, turn left onto Pound Pool. At the roundabout, take the second exit onto Langport road and continue on for half a mile. Turn right onto Cartway Lane and at the roundabout, take the second exit onto Bancombe road. Turn right onto Parklands way and follow the road around taking the second right. 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 modern extended semi-detached home, ideally positioned on a corner plot in Parklands Way, Somerton.

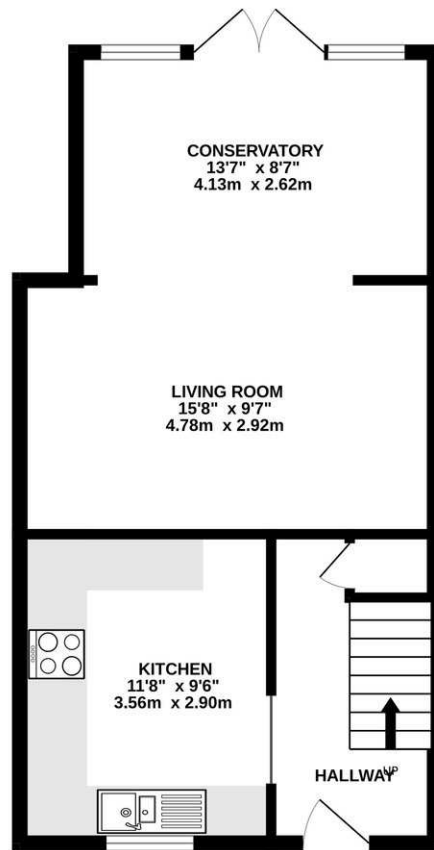
The property has been thoughtfully extended and updated by the current owners to create generous open-plan living, perfectly suited to family life. The accommodation comprises an entrance hall, kitchen, and a spacious living/dining room designed for both everyday living and entertaining. Upstairs are three bedrooms, all serviced by a family bathroom.

Externally, the garden features a decking area to the immediate rear of the property, via patio doors, ideal for hosting family or guests. The garden extends to the side of the property, providing additional outdoor space as well as access to the single garage and parking area.

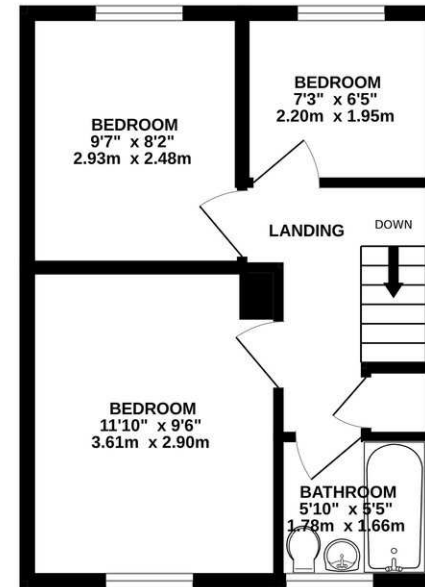
- Extended semi-detached house on a corner plot position within the heart of Parklands Way in Somerton
- Spacious open-plan living/dining area – perfect for family life
- Three bedrooms and a family bathroom
- Kitchen with ample storage and worktops, space and plumbing for a dishwasher and space for free-standing fridge-freezer, cooker and washing machine
- Fully enclosed rear garden with decking for entertaining
- Garage and off-road parking with convenient side access
- Oil fired central heating and double glazing throughout



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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