



£375,000

At a glance...



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COUNCIL TAX

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**holland
& odam**

Ripplestone
Northfield
Somerton
Somerset
TA11 6SJ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Place, Somerton follow Broad Street into North Street and at the mini-roundabout turn left onto Behind Berry. Take the second right into Etsome Terrace and follow the road around the left hand bend onto Cary Way. Continue on this road to the left bend and follow Northfield Road. The property can be found on the right hand side, next to Bradley Hill Ln.

Services

Mains electricity, gas, water and drainage are connected. Gas 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

This extended detached home offers a spacious and practical layout. The entrance hall provides useful storage and leads through to a bright sitting room with French doors opening onto the garden. A versatile dining room/second reception sits to the rear, while the well-appointed kitchen features a bay window, breakfast bar, units and integrated appliances. Completing the ground floor is a handy WC/utility area and a light conservatory, creating an ideal spot to relax while enjoying views of the garden.

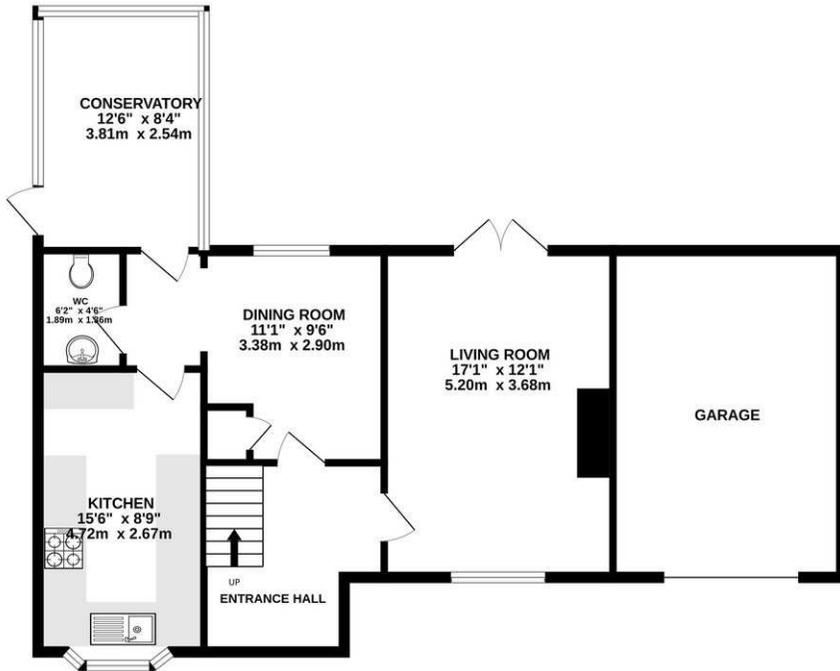
The first floor includes four bedrooms, with the main bedroom enjoying dual-aspect windows. Two additional doubles and a smaller fourth bedroom or study are served by a family bathroom.

Outside, the south-facing rear garden is mainly laid to lawn and complemented by a large patio, perfect for outdoor dining and family time. There is also a shed, external lighting, outdoor taps and access to the rear of the recently erected garage.

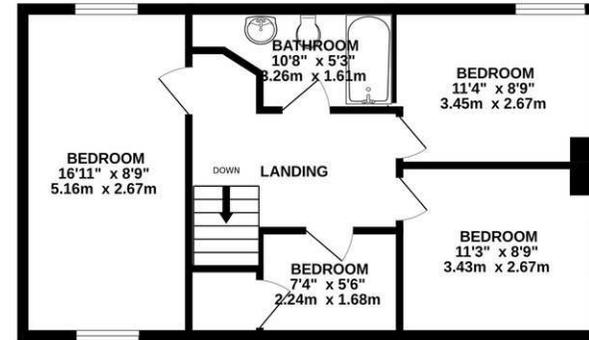
- Extended detached home
- South-facing rear garden
- Four bedrooms
- New single garage and parking
- Ground-floor WC/utility



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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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