



£297,500

At a glance...



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**holland
& odam**

1 Ivyleaf Road
Somerton
Somerset
TA11 6RP

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From The Market Place head west onto West Street. Keeping right at the triangle, turn left onto West End. Continue down the road then turn right on Ivyleaf Road, the property is the first one on the left.

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

A semi-detached home situated within a popular cul-de-sac, conveniently positioned close to the centre of Somerton. The property offers well-proportioned accommodation and presents a fantastic opportunity for buyers to put their own stamp on a home.

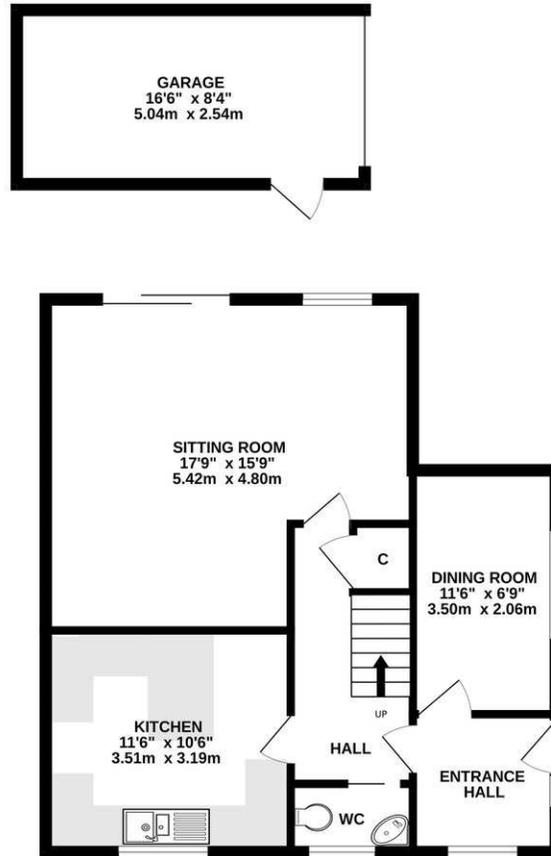
The ground floor comprises a large entrance hall with WC, a fitted kitchen and a spacious sitting/dining room with sliding doors opening directly onto the rear garden, creating a great connection between inside and out. To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, with the rear garden being enclosed and offering a good degree of privacy. A pedestrian door provides easy access from the garden to the nearby single garage, which is situated in a block. The property further benefits from double glazing and gas fired central heating.

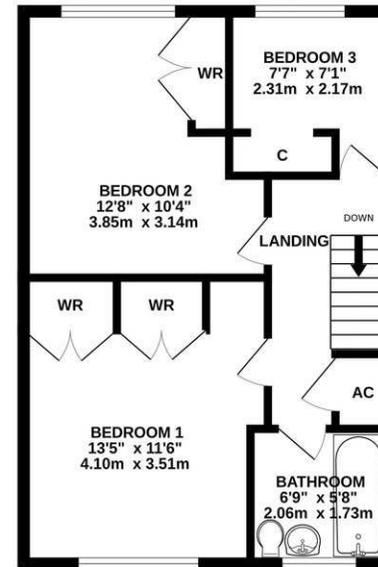
- Three bed extended semi-detached house
- Walking distance to Somerton town centre
- Gas central heating and double glazing
- Requires updating
- Enclosed west-facing rear garden
- Garage and driveway
- Offered with no onward chain



GROUND FLOOR



1ST FLOOR



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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