



£275,000

*At a glance...*



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**holland  
& odam**

23 St. Cleers Orchard  
Somerton  
Somerset  
TA11 6QU

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

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



## Directions

From Holland & Odam in Market Place, Somerton, head west along West Street towards The Triangle. Bear left onto Sutton Road and continue before taking the third right into St. Cleers. Take the second left into St. Cleers Orchard, follow the road and take the first right.

## Services

Mains electricity, water and drainage are connected. Wall mounted electric radiators.

## Local Authority

Somerset Council  
0300 1232224  
[someset.gov.uk](http://someset.gov.uk)

## Tenure

Freehold



## Location

Somerton is a picturesque, rural town in the heart of Somerset. There is a good level of amenities within this beautiful Market town including many local independent shops, art galleries, antique shops, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgeries, opticians, TSB bank, churches and schools, all within the town itself. 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. Additional amenities can be found in Yeovil (south) and Street (north) where the highly regarded Millfield School is located. For the 'festival goers' Glastonbury and Pilton are also within close proximity. Somerton is well positioned for travel, with easy access to the A303/ M5 and a well connected bus service. Mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

## Insight

This well presented three bedroom semi detached home is pleasantly situated in a pedestrianised corner of St. Cleers Orchard, Somerton. Offering spacious accommodation throughout, the property benefits from an enclosed rear garden and a single garage nearby.

The accommodation comprises a welcoming entrance hall with convenient downstairs WC and a spacious open plan kitchen, living and dining area. Enjoying a dual aspect with windows to the front and rear, this bright and sociable space also features patio doors opening directly onto the rear garden.

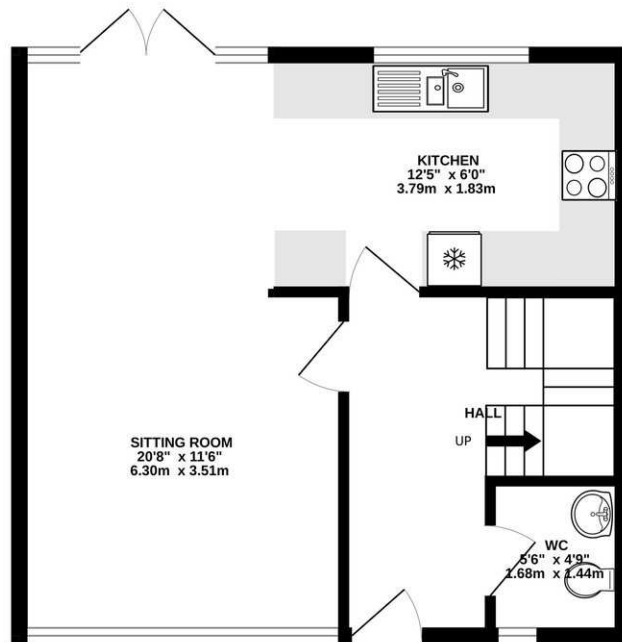
The first floor provides three good sized bedrooms and a family bathroom.

Outside, a lawned front garden and pathway lead to the entrance, with gated side access to the fully enclosed rear garden. Predominantly laid to lawn, the garden also features decked seating areas, space for children's play equipment and a useful storage shed.

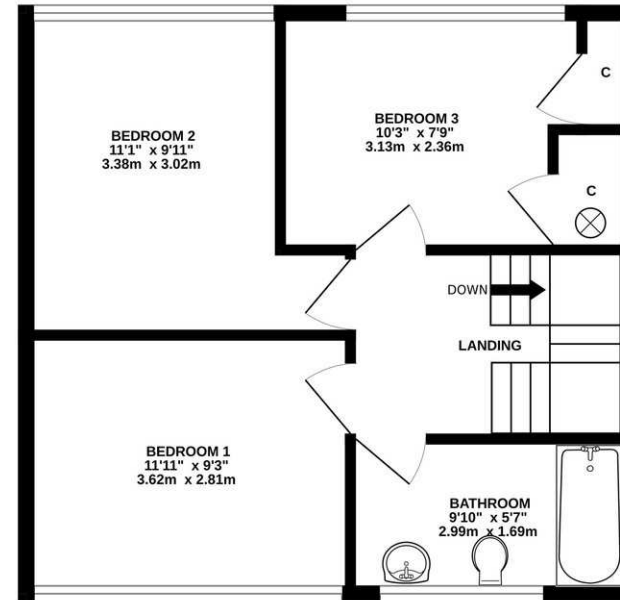
- Well presented three bedroom semi detached home
- Pleasant pedestrianised corner position
- Spacious open plan kitchen, living and dining area
- Three good sized bedrooms and family bathroom
- Convenient downstairs WC
- Fully enclosed rear garden with lawn and decked seating areas
- Single garage in nearby block and on road parking



GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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