



£240,000

At a glance...



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**holland
& odam**

Roselea
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, indicated by our for sale board.

Services

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

Agents Note

The driveway is owned by Roselea. The adjoining cottage benefits from a pedestrian right of way over the pathway at the front of the cottages to access their property.

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 charming character cottage situated in the heart of Somerton, benefiting from the rare advantages of driveway parking, a garage and an enclosed south-west facing garden.

The property is filled with natural light from dual-aspect windows and retains a wealth of period features throughout. The ground floor offers a generously sized living room with wood-burning stove, opening into a separate dining room and flowing through to a well-equipped kitchen. The kitchen provides space for a fridge freezer, dishwasher and washing machine, along with a gas oven and extractor fan, and enjoys a useful side access door.

Completing the ground floor is a bathroom comprising a WC, wash hand basin and half bath with shower over, offering practicality and convenience.

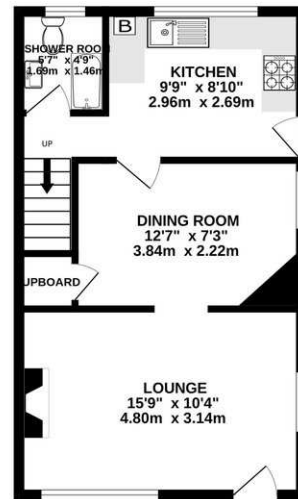
To the first floor are two spacious bedrooms, both featuring exposed wooden floorboards which further enhance the character of the home.

This delightful cottage would suit a range of buyers seeking a central yet characterful home in Somerton.

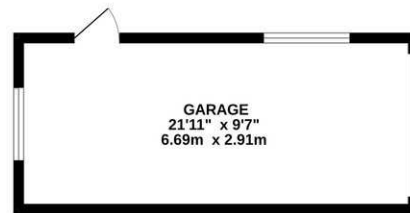
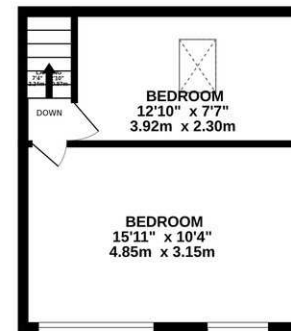
- Character cottage in the heart of Somerton
- Driveway parking and single garage
- Enclosed south-west facing garden
- Bright dual-aspect rooms with period features
- Spacious living room with wood-burning stove
- Separate dining room open to the living space
- Well-equipped kitchen with side access
- Two generous first-floor bedrooms with exposed floorboards



GROUND FLOOR



1ST FLOOR



ROSELEA

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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DISCLAIMER

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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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