



£265,000

At a glance...



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**holland
& odam**

41 Pinewood
Somerton
Somerset
TA11 6JW

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Square, turn left onto Broad Street, continue to North Street and at the mini roundabout take the first exit onto Behind Berry. Then take the first right into Pinewood, the property will be found on the left hand side just past the turning to Pinewood Drive.

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

Situated in a popular area of Somerton, this three-bedroom semi-detached home offers an excellent opportunity for buyers seeking a property with scope to update and personalise in a well-established residential location.

The accommodation comprises a modest entrance porch leading into the downstairs hallway, a comfortable living room, a kitchen/diner with space for a small table, a useful downstairs WC, and a brick-built rear extension with sliding doors opening onto the rear garden, providing additional living space. Upstairs, there are three bedrooms and a bathroom fitted with a shower.

Externally, the property benefits from a garage and separate workshop, along with a good-sized garden offering plenty of potential. The house has been in the same family ownership for approximately 58 years and is now available with no onward chain.

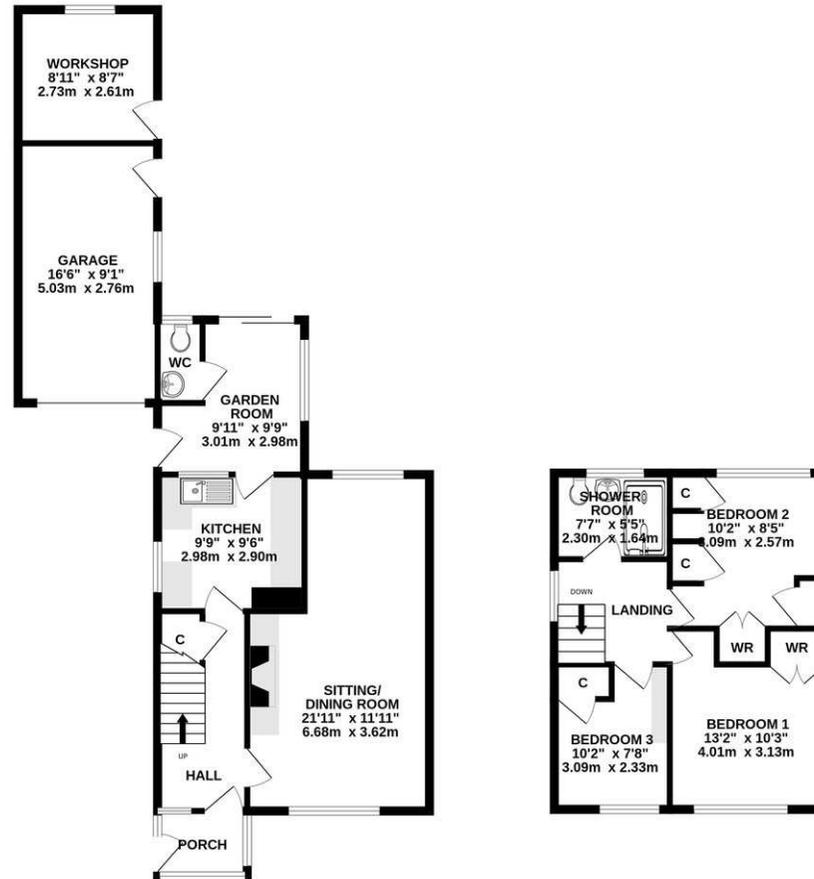
Located in a sought-after residential area, this property presents a great opportunity for buyers looking to create a long-term family home or undertake a rewarding improvement project.

- No onward chain
- Semi detached
- Three bedrooms
- Scope for updating and renovation
- Off-street parking, garage and separate workshop
- Generously sized garden



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 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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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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