



£250,000

At a glance...



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EPC

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COUNCIL TAX

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**holland
& odam**

34 Poppy Road
Somerton
Somerset
TA11 6BG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Holland and Odam office in Somerton, head South-West on the Market Place towards Manor Court. Continue to follow the B3165 onto Langport Road, taking the first exit at the mini roundabout. Continue for around a mile, then turn left onto Poppy Road, follow the road around to the right and the property will be on your right.

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

An immaculately presented two double bedroom end-of-terrace home, constructed in 2019 by David Wilson Homes and enhanced with a number of upgrades and optional extras at the time of build. The property benefits from the remainder of the building warranty, offering added peace of mind for a purchaser.

The ground floor accommodation comprises a welcoming entrance hall, a convenient cloakroom/WC, and a contemporary fitted kitchen with upgraded finishes. To the rear, a light and spacious living/dining room provides an excellent space for both everyday living and entertaining, with access out to a nicely sized family garden.

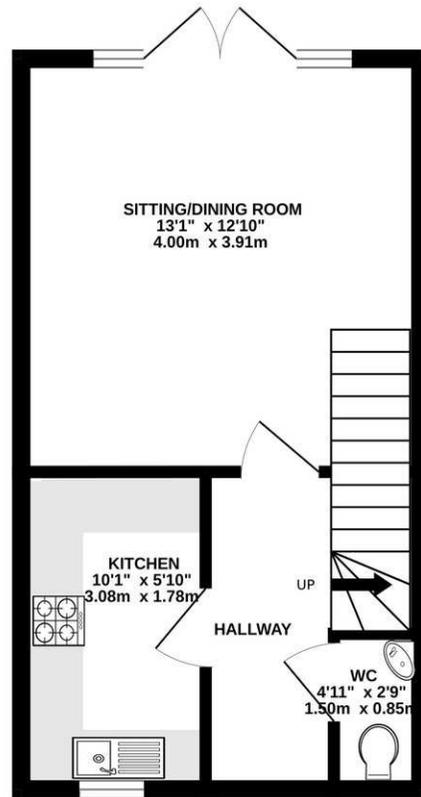
Upstairs, there are two well-proportioned double bedrooms served by a modern family bathroom.

Externally, the property benefits from allocated parking for two vehicles and is offered to the market in excellent condition throughout. An ideal property for first-time buyers, down-sizers or investors alike.

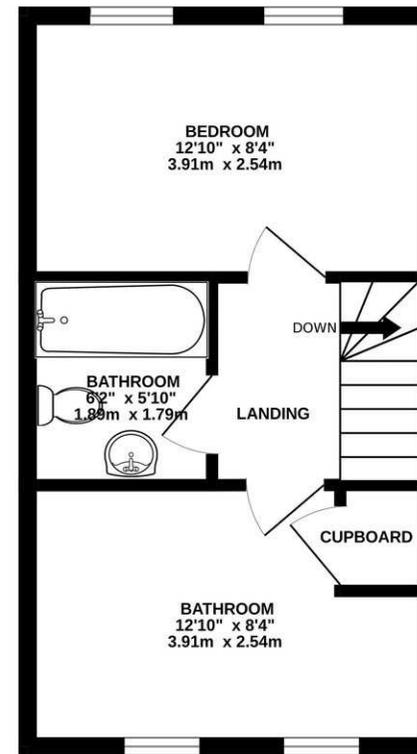
- Built 2019 by David Wilson Homes
- Upgraded specification & extras
- Two double bedrooms
- Spacious living/dining room
- Good-sized family garden
- Two allocated parking spaces



GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.3 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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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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