



£280,000

At a glance...



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holland
&odam

37 Etsome Terrace
Somerton
Somerset
TA11 6LS

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton follow Broad Street and continue along North Street.

At the mini round-about turn left onto Behind Berry and take the second right onto Etsome Terrace.

Follow the road almost to the end and the property can be found on your left hand side, indicated by our agent board.



Services

Mains electricity, gas, water and drainage are connected.
Gas central heating system.
Solar panels complete with 5kw battery (owned outright)

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

This attractive natural stone semi-detached home is ideally positioned in the heart of Somerton, within easy walking distance of the town's amenities. The accommodation is well laid out and suited to modern family living. On the ground floor, the property offers a spacious kitchen/diner, a comfortable living room, downstairs WC and a family bathroom.

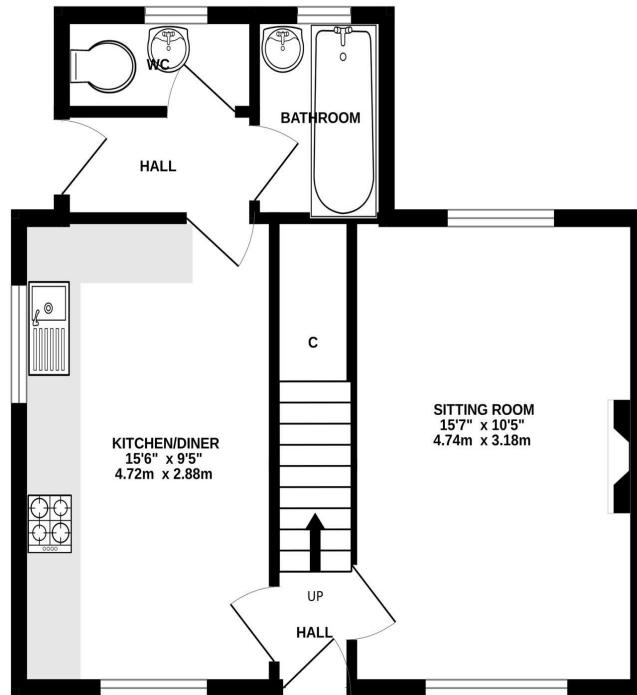
To the first floor, there is a master bedroom with en-suite shower room, along with two further bedrooms, making this an ideal home for families, couples or those working from home.

Externally, the property benefits from a large gravelled driveway providing ample off-road parking. To the rear is a substantial enclosed west-facing garden, perfect for family life and entertaining, enjoying afternoon and evening sun.

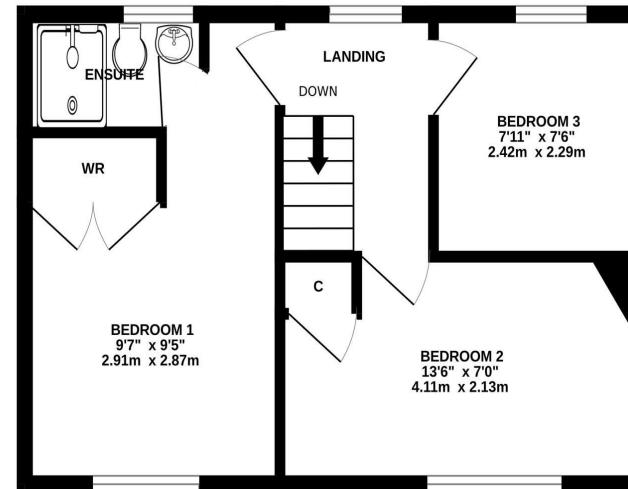
- Natural stone semi-detached home in the heart of Somerton
- Spacious kitchen/diner ideal for family living and entertaining
- Comfortable living room with plenty of natural light
- Ground floor WC and separate family bathroom
- Three bedrooms including a master bedroom with en-suite shower room
- Large gravelled driveway providing ample off-road parking
- Generous enclosed west-facing rear garden, perfect for families and entertaining with greenhouse and storage sheds
- Modern gas combi-boiler, double glazing throughout and solar panels complete with 5kw battery



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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