



£239,950

At a glance...



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COUNCIL
TAX

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**holland
& odam**

15 Walnut Drive
Somerton
Somerset
TA11 6LL

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place, Somerton follow Broad Street into North Street and at the mini roundabout turn left onto Behind Berry (B3513). Take the first right into Pinewood and follow the road, taking the third left into Laburnam Drive. Halfway along there is a large layby on your right hand side. Park here and follow the pedestrian path between the bungalows and the property can be shortly found on your left hand side. Please note this is not the official parking for the property, however the best for viewing purposes.

Services

Mains electricity, gas, water and drainage are connected.
Gas central heating system with Hive smart control.

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.

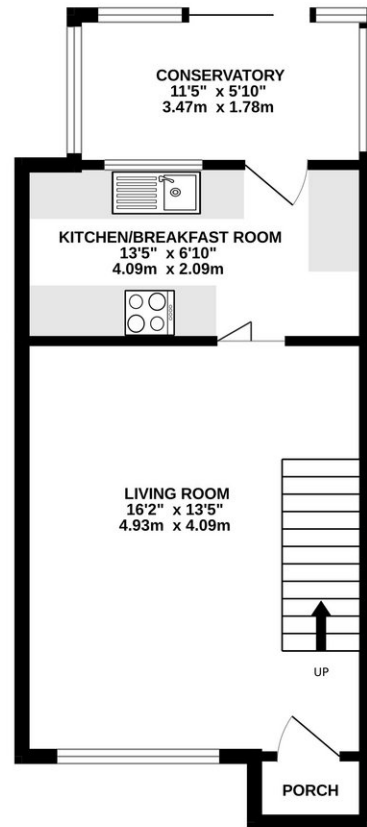
Insight

A modern end of terrace house situated within a prime location, within walking distance of Somerton town centre. Benefiting from no passing traffic, this property is pedestrianised to the front and provides garage and parking to the rear. Accommodation comprises; entrance porch, living room, kitchen, conservatory, two bedrooms and a bathroom. Further benefiting from recently installed, Hive smart controlled gas central heating via radiators and further features uPVC double glazing and good size gardens to the front and rear, with pedestrian gate providing convenient side access.

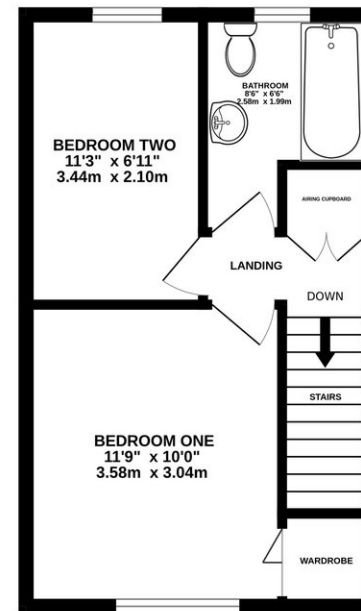
- The front of the property is south facing and is currently laid to shingle, with a range of scattered shrubs and a flower boarder with side access to the rear.
- The living room is light and open with recently laid wooden flooring and open staircase rising to the first floor accommodation.
- The kitchen is well designed to utilise the space, fitted with a range of wall and base units under worktops with inset sink, built-in eye level double oven and a ceramic hob with extractor fan over.
- Featuring a useful breakfast bar which provides additional worktop space, there is also space for free standing appliances such as fridge/freezer, washing machine and access to the conservatory.
- The first floor accommodation comprises of two bedrooms, and a white suite bathroom with panel bath and shower over, WC, basin and wall mounted heated towel rail.
- Enclosed rear garden, mainly laid to lawn with patio area and gate to the rear parking area and garage access.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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