



£399,950

At a glance...



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**holland
& odam**

4 Court House Close
Somerton
Somerset
TA11 7EU

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, (by car or foot) make your way along West Street and at the junction, turn left onto Pestors Lane. Follow the road and take the second left into Court House close and the property is located on your right hand side.

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. 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.

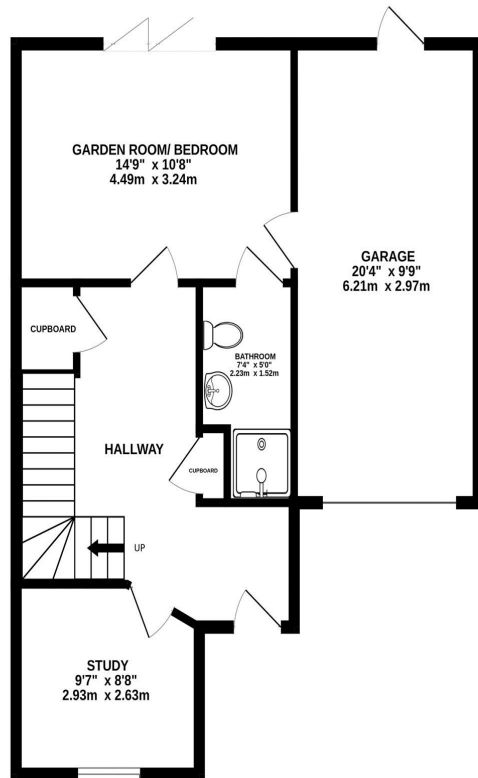
Insight

A beautifully presented three story townhouse, situated in the heart of Somerton town centre within close proximity to the town's comprehensive amenities. Built in 2019 and offering a unique style of build to the town, this attractive property offers spacious and flexible accommodation throughout comprising entrance hall, study, open plan kitchen/ living/ dining, three double bedrooms all benefitting from en-suites, a two tier courtyard garden to the rear, integral garage and driveway.

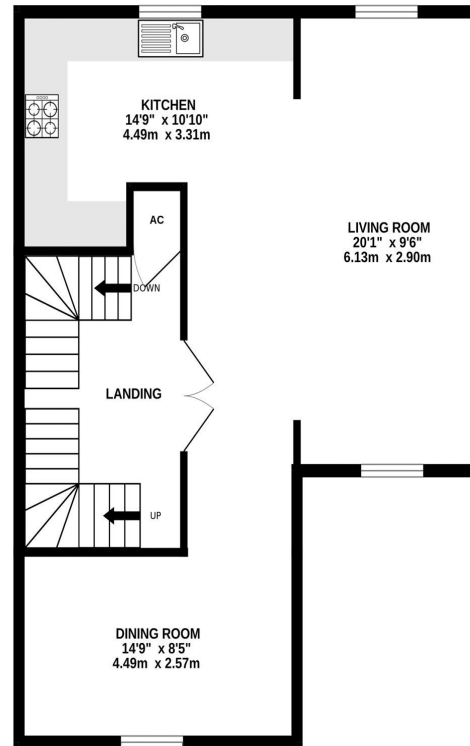
- Three story, terraced townhouse benefiting from an integral garage, off-road parking & a short flat walk to Somerton's amenities.
- Ground floor includes a study, spacious reception room/ bedroom with an en-suite shower room, access to the integral garage & bi-fold doors to the courtyard garden.
- First floor landing leads to a double door entrance into the bright & airy, open plan kitchen/ living/ dining room with dual aspect.
- The kitchen is fitted with light gloss cabinets under white worktops & offers integral appliances including, fridge, freezer, eye level double oven, inset gas hob & fan, microwave & dishwasher.
- The second floor comprises two double bedrooms, one of which benefits from built in wardrobes with mirrored sliding doors & both bedrooms have an en-suite bath/shower room.
- The spacious integral garage has an electric door to the front driveway & pedestrian door leading to the enclosed rear courtyard.



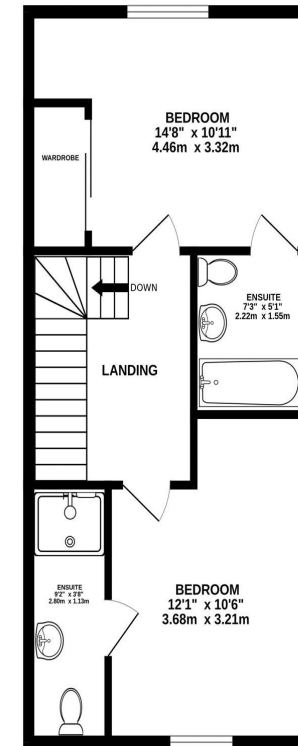
GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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