



£300,000

At a glance...



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**holland
& odam**

Brantingtree
Water Lane
Somerton
Somerset
TA11 6RG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, head south-west towards Manor Court. Continue onto West Street then take a slight left at The Triangle onto Sutton Road. Follow the road for just under half a mile, then turn right onto St Cleers. Take another right onto St Cleers Way and the property can be found 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. 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 semi detached house presents an ideal opportunity for those looking to modernise and create their dream home.

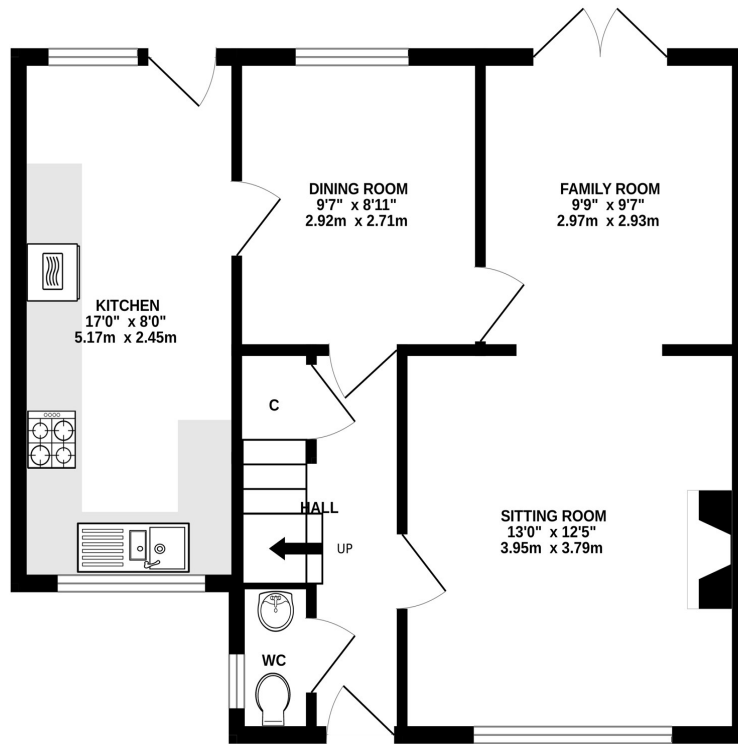
Well presented throughout, this property boasts a generous layout comprising an entrance hall with convenient WC, large dual aspect living room with feature fireplace and patio doors that open out onto the rear garden, separate dining room and the former garage has been converted into a bright and spacious kitchen with direct access to the rear garden. Two double bedrooms, a single bedroom and a shower room complete the first floor accommodation.

There are well maintained, fully enclosed gardens with the rear featuring a useful storage shed, patio for outdoor entertaining and ramp access to the kitchen, enhancing accessibility for wheelchair users. The property further benefits from ample driveway parking including an attached carport.

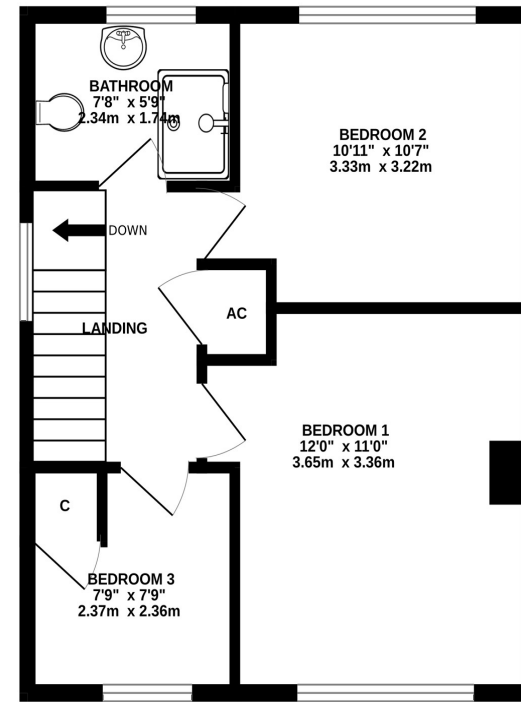
- Offered with no onward chain
- Situated within walking distance of the towns amenities, this property is located on sought-after Water Lane in Somerton
- Double glazed throughout
- Gas central heating including newly fitted boiler
- Extended kitchen following a previous garage conversion
- Well presented gardens and ample parking



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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