








£249,950

*At a glance...*

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**holland  
& odam**

Annleigh  
The Triangle  
Somerton  
Somerset  
TA11 6QJ

**TO VIEW**  
Market Place, Somerton  
Somerset, TA11 7NB  
**01458 785100**  
[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)



## Directions

Annleigh is a mostly flat walk from The Market Place in Somerton, follow West Street through the town, continue walking past Overt Locke. Bear left onto The Triangle, Annleigh is located on your left hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold

Agents note: There is a pedestrian gate to the rear of the garden with a right of way over the neighbours garden, giving access to the garage and parking area.



## Location

Somerton is a picturesque, rural town in the heart of Somerset. There is a good level of amenities within this beautiful Market town including many local independent shops, art galleries, antique shops, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgeries, opticians, TSB bank, churches and schools, all within the town itself. 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. Additional amenities can be found in Yeovil (south) and Street (north) where the highly regarded Millfield School is located. For the 'festival goers' Glastonbury and Pilton are also within close proximity. Somerton is well positioned for travel, with easy access to the A303/ M5 and a well connected bus service. Mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

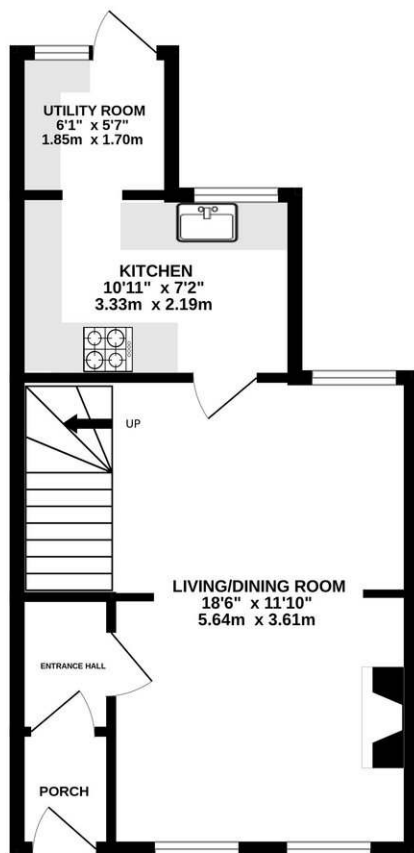
## Insight

A charming mid-terrace cottage in the heart of Somerton town offering a range of delightful features and convenient amenities within walking distance of the front door. With its desirable location, this well presented cottage presents an opportunity to embrace a comfortable and convenient lifestyle, offering an entrance porch with cloakroom storage, open plan living/ dining room benefiting from plenty of natural light via it's dual aspect sash windows and featuring a cast iron Victorian open fireplace, kitchen with built-in appliances, utility room, two spacious double bedrooms and a bathroom. The property further benefits from a south facing, low maintenance rear garden and access to a single garage and parking space, which is a rare feature for a property in this central location.

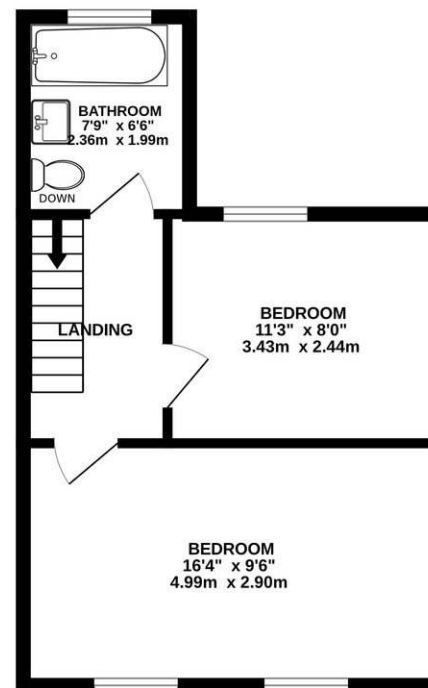
- Local Blue Lias stone cottage, in town centre location with amenities at your doorstep
- Beautifully presented offering you convenience and comfort throughout
- Gas central heating and double glazing throughout
- Large open plan living/ dining room featuring Victorian open fireplace
- Kitchen and utility area with stable door to the garden
- Two spacious double bedrooms with plenty of space for freestanding wardrobes
- South facing rear garden, garage and parking
- An ideal first home or lock up and leave



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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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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