



£350,000

At a glance...



4



2



1



EPC

C



COUNCIL TAX

C

**holland
& odam**

52 Sevenacres
Somerton
Somerset
TA11 6HG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, follow West Street and bear right at the fork and continue to the mini roundabout. Take the first exit onto Langport Road B3153 and second left onto Gassons Lane, passing the sports field and turn right into Sevenacres. Take the first right and follow the hammerhead around to the right. The property will be indicated by our for sale board.

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.

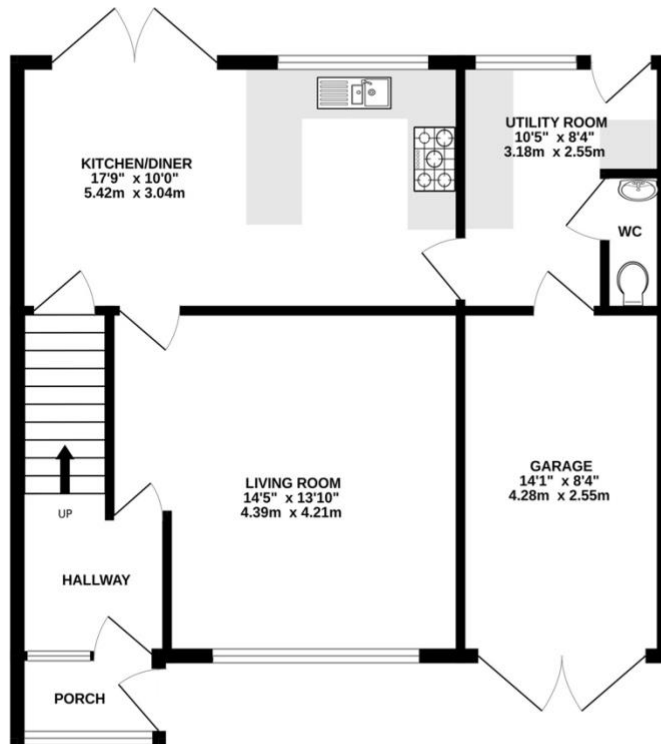
Insight

An immaculate extended, semi-detached home situated on a no through hammerhead road on the western fringes of Somerton, within walking distance of Somerton Sports & Social Club, park and recreational grounds. Boasting a contemporary design and ample living space, this property offers a comfortable and convenient lifestyle for families comprising, a practical entrance porch with storage space for coats and shoes, spacious living room, open plan kitchen/ dining room leading to garden, utility room with WC, four bedrooms consisting of three doubles and a single with a family bathroom. The property provides off road parking and an integral single garage and benefits from a south facing, enclosed rear garden.

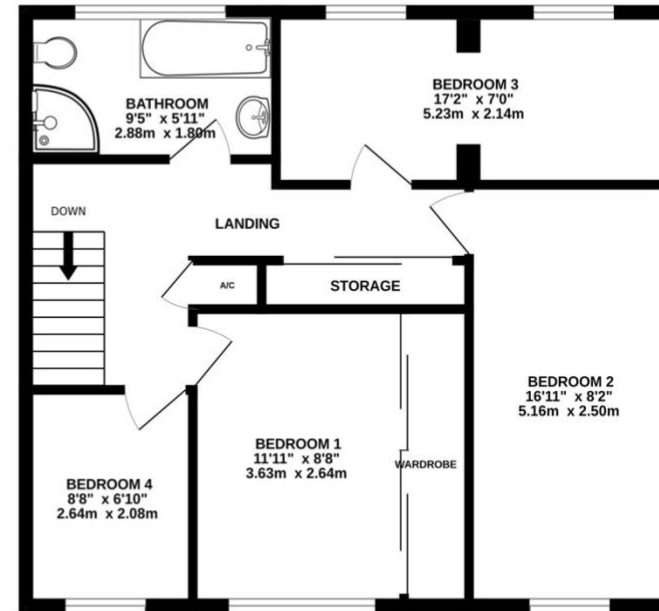
- A well presented, family home which has been modernised throughout to provide a growing family, the ideal home in one of Somerton's favourable estates.
- The ground floor reception rooms are the hub of this home with a spacious living room and open plan kitchen diner with patio doors to the enclosed rear garden.
- The kitchen is fitted with dark grey, shaker style kitchen cabinets with wooden worktops and intergrated appliances including under counter fridge, dishwasher, double oven and drainer sink unit. A convenient utility room allows for a washing machine and additional appliance of choice, with access to the garage and rear, storage cupboards and downstairs WC.
- There are four bedrooms on the first floor and a family bathroom benefiting from a bath and corner shower, including ample linen storage within the landing
- An enclosed, south facing garden to the rear, with the option to relax on a traditional patio or decking area perfect for outdoor entertaining. A tarmac driveway to the front provides ample parking for two cars and there is direct access to the garage via double side hinge doors.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.