



£300,000

At a glance...



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COUNCIL
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**holland
& odam**

7 The Thatch
Behind Berry
Somerton
Somerset
TA11 6SS

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Place, Somerton follow West Street, bearing right at the fork and continue to the mini roundabout. Turn right (2nd exit) onto Pound Pool (B3153) and immediate left onto Behind Berry. Take the first right into The Thatch and the property can be found in the right hand corner of the hammerhead.

Services

Mains electricity, gas, water and drainage are connected.
Water meter.
Fibre broadband connection.
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.

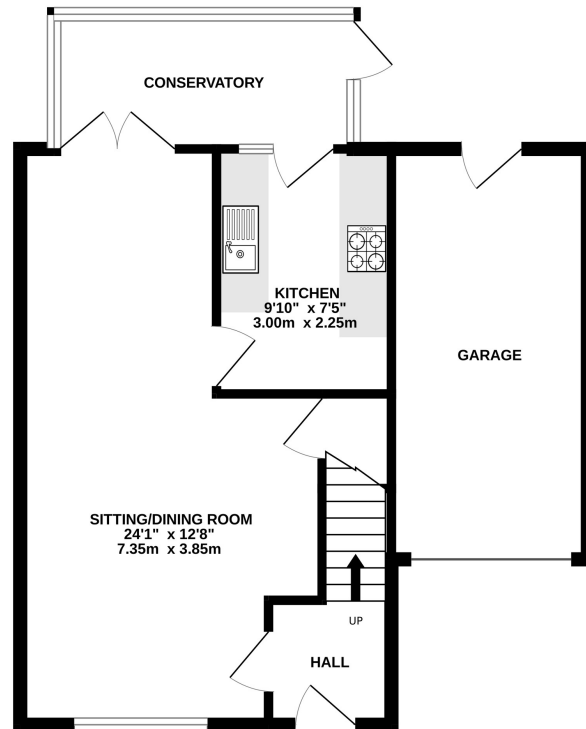
Insight

A well presented linked detached property in the heart of Somerton, tucked away in the corner of this small cul-de-sac of just seven properties and conveniently situated within close proximity of the towns amenities. Benefiting from uPVC double glazing, gas central heating and modernised throughout with the addition of internal oak doors, has transformed the interior design of this home. The accommodation comprises; entrance hall, living/dining room, kitchen, conservatory, three bedrooms and a bathroom. Externally the property offers a front garden with driveway giving access to a single garage and convenient side access to a well maintained enclosed garden to the rear.

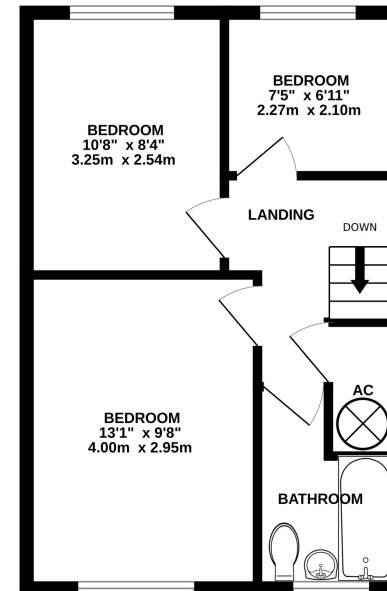
- Scope to extend, subject to the necessary planning permissions.
- Entrance hall with stairs rising to the first floor accommodation and access to an open plan living/dining room with natural light flooding in from this double aspect room.
- The kitchen is fitted with shaker style wall and base units under wooden worktops, with inset stainless steel sink and drainer unit. Space for fridge-freezer, gas cooker and washing machine.
- The kitchen and living room both have access to the conservatory, currently used as a dining area. Overlooking the rear garden with access to the patio area, lawn and pedestrian door into the garage.
- The first floor accommodation provides two double bedrooms, one single and a family bathroom.
- Driveway parking and up & over access to the single garage can be found at the front of the property, including a well presented front lawn and pedestrian gate to the side giving access to the rear.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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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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