



£425,000

At a glance...



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COUNCIL
TAX

E

**holland
& odam**

6 Lisona Court
Somerton
Somerset
TA11 6FD

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 turn left into West End after the triangle. Take the first left into Lisona Court and number 6 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

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 modern semi-detached house situated in central Somerton, on a small select development within close proximity of amenities.

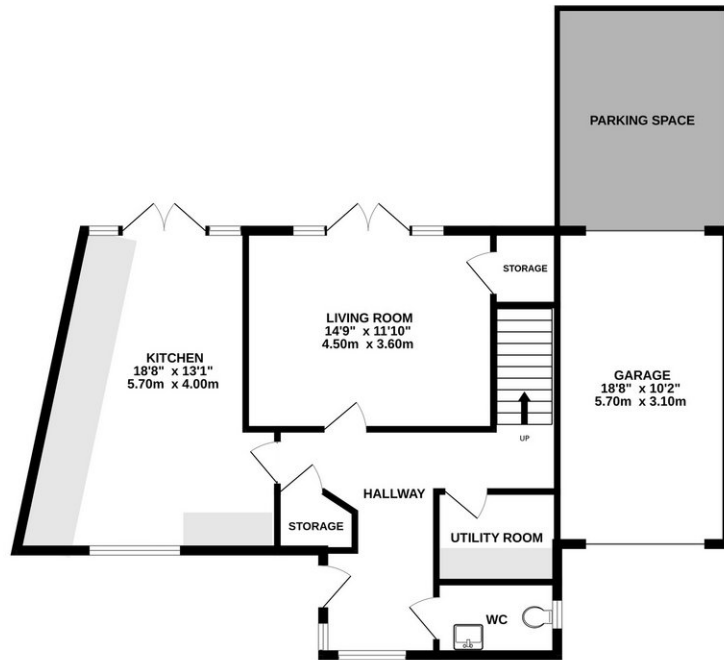
Built in 2020, this property comes with the reassurance of 6 years NHBC warranty remaining, ensuring peace of mind for its new owners.

Accommodation comprising entrance hall with WC and utility room, kitchen/diner, living room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom, enclosed rear garden, integrated garage and parking.

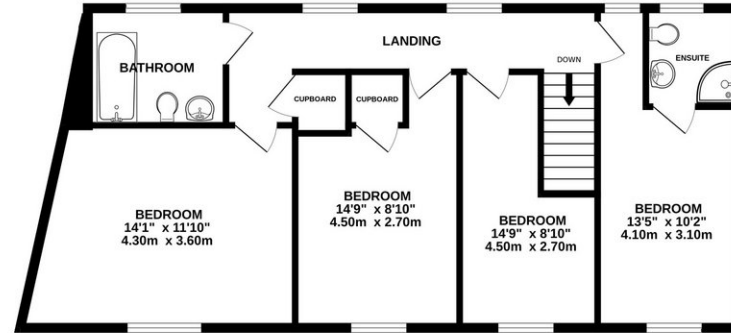
- No onward chain
- This spacious semi-detached house offers accommodation of large proportions combined with modern and contemporary fixtures and finishings throughout
- Conveniently positioned in the heart of the town, with all the amenities of Somerton just a short stroll away
- Built by local developer H & S Developments with 6 years NHBC warranty remaining
- Benefitting from gas central heating via combination boiler and uPVC double glazing throughout



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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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