



£220,000

At a glance...



2



1



1

EPC

B

COUNCIL
TAX

B

**holland
& odam**

7 Dairy Court
Somerton
Somerset
TA11 6FR

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place, follow West Street through central Somerton, keeping right at the fork by Tony's Fish & Chips shop. At the mini roundabout turn right, taking the second exit onto Pound Pool. Bear left onto Etsome Terrace then take a left onto Dairy Court. Take the second right in Dairy Court, number 7 is located on your left.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.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 Glastonbury, Yeovil and Taunton with direct links to Waterloo and Paddington.

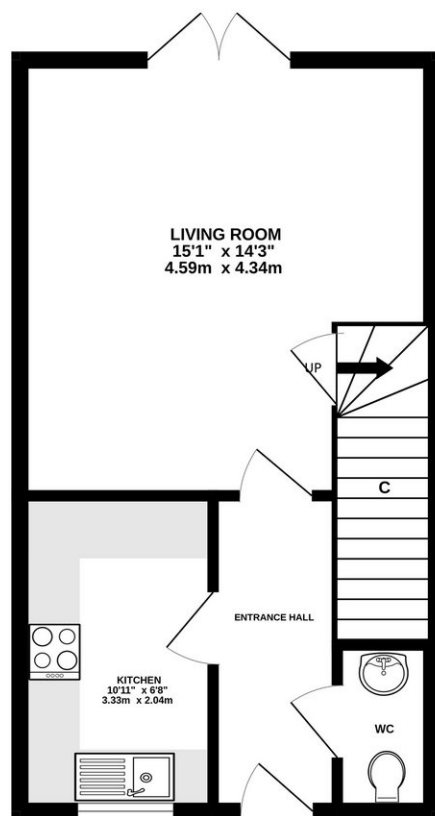
Insight

This two bedroom mid terraced house is conveniently located in the small development of Dairy Court within the heart of Somerton. The accommodation comprises an entrance hall, cloakroom, kitchen, living/dining room, two double bedrooms and a bathroom. There is also a garden to the rear and off road parking to the front of the property.

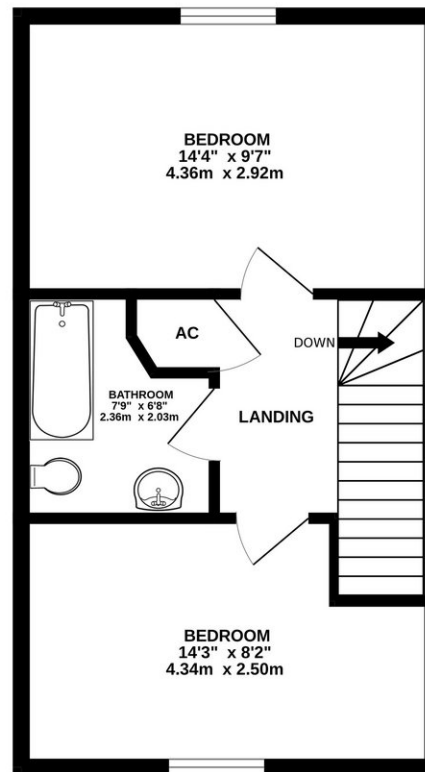
- Located within a short distance of Somerton's town amenities is this mid terraced house, built in 2021, benefiting with the remainder of the 10-year NHBC warranty.
- Upon entering the property is the entrance hall which has doorway access to all ground floor accommodation, including the WC, kitchen and living room.
- The kitchen comprises wall and base units with work surfaces over, an oven, induction hob and space for other appliances, including; washing machine, dishwasher and fridge freezer.
- The living room has French door access to the west facing rear garden and stairs leading to the first floor accommodation.
- Upstairs includes two double bedrooms, one to the front and the other to the rear of the property, as well as a bathroom comprising a panelled bath with shower over, a WC and a hand wash basin.
- The property also advantageously benefits from two off street parking spaces to the front.



GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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.
Made with Metropix ©2024

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.



Call us now to view: **01458 785100**