



£345,000

*At a glance...*



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**holland  
& odam**

16 Westlake Close  
Othry  
Bridgwater  
Somerset  
TA7 0PZ

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

01458 785100

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From our office in Somerton, head south onto West Street when you get to the mini roundabout, bear left, taking the first exit onto Langport Road. When you reach the roundabout on Somerton Road, take the third exit, shortly after this, turn right onto Newtown. Keep right onto High Street and at the end of Beer Road, bear left onto A372, continue left onto Load Pool and at the junction turn left onto Fore Street. The property is located directly on your right as you turn left into Westlake Close.

## Services

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

## Local Authority

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

## Tenure

Freehold





## Location

Othery is a popular village set amidst Somerset countryside and is conveniently located within an easy distance of larger towns, including Somerton, Langport and Street. Othery benefits from a local primary school, a church and a village hall which offers a range of events. For commuters the village is within easy reach of the M5 and A303 and is close to Taunton, Bridgwater, and Castle Cary railway stations.

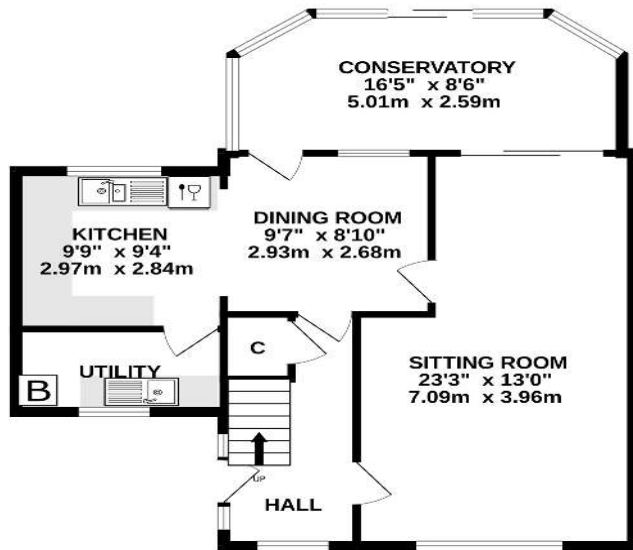
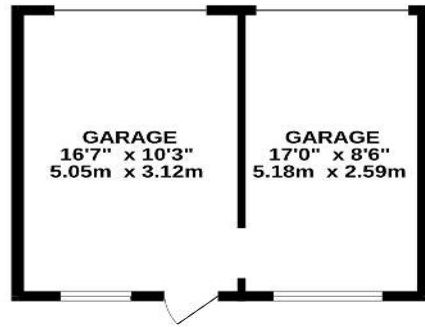
## Insight

An immaculate semi-detached house in the heart of Othery, situated on a corner plot within Westlake Close. This property has been extended over the years to provide the ideal family home and is well maintained internally and externally. Accommodation comprises; entrance hall, large living room featuring wood burning stove, conservatory, kitchen/ diner, utility room, three spacious double bedrooms, a single bedroom and a family shower room. The property further benefits from a south facing rear garden, double garage and off road parking.

- Extended four bedroom semi-detached property in the charming village of Othery, ideal for a family with the convenience of a thriving village primary school within walking distance.
- Kitchen/ diner with integral appliances comprising fridge, freezer, dishwasher and free-standing cooker.
- Utility room with wall mounted LPG gas boiler, storage cupboards, sink, space for washing machine and additional free-standing fridge/freezer.
- Large living room with feature wood burning stove\* and adjoining conservatory to the rear, overlooking the garden.
- Four bedrooms and a well appointed and recently updated shower room.
- South-facing rear garden featuring fish pond, patio with garden shed and an immaculate level lawn.
- The garden is fully enclosed and benefits from easy access to the front and rear of the property.



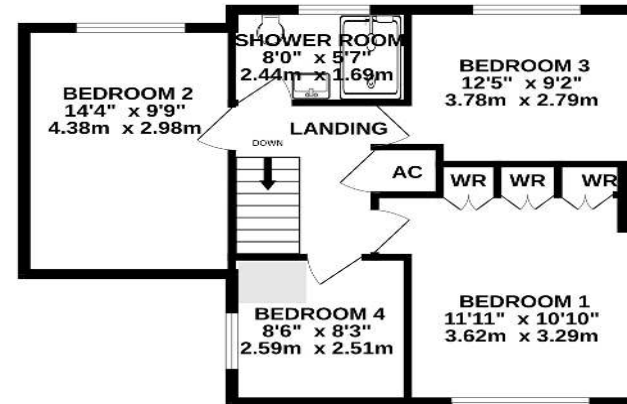
**GROUND FLOOR**  
1033 sq.ft. (96.0 sq.m.) approx.



**1ST FLOOR**  
576 sq.ft. (53.5 sq.m.) approx.

TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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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