



£375,000

At a glance...



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**holland
& odam**

41 Maple Drive
Somerton
Somerset
TA11 6FS

TO VIEW
Market Place, Somerton
Somerset, TA11 7NB
01458 785100
somerton@hollandandodam.co.uk



Directions

From The Market Place, Somerton head along West Street and bear right at the fork. At the mini roundabout take the first exit onto Langport Road B3153. Take the last turning on your right before leaving Somerton, onto Cartway Lane. At the mini roundabout, turn right onto Bancombe Road and take the third left into Maple Drive. Follow the road and keeping right, the property can be found shortly on your left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold
Estate/Management Charges TBC



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

Thoughtfully designed and crafted for modern living, this four bedroom detached house provides accommodation ideal for a growing family. The impressive kitchen/ diner/ family room is the entire width of the home, completed with a contemporary fitted kitchen with integrated appliances including AEG eye-level double oven and induction hob with extractor hood over, Zanussi dishwasher and fridge freezer. French doors open out from the dining area the garden and patio area which is the perfect entertaining space for any family. The living room features are large window to the front aspect, allowing light to flood this room, creating an inviting atmosphere. Completing the downstairs space is a convenient utility cupboard with space and plumbing for laundry appliances and a spacious WC.

The upstairs boasts four generously sized bedrooms, with the master enjoying fitted mirrored wardrobes and en-suite shower room. The remaining three bedrooms all share the family bathroom with a fully tiled separate shower.

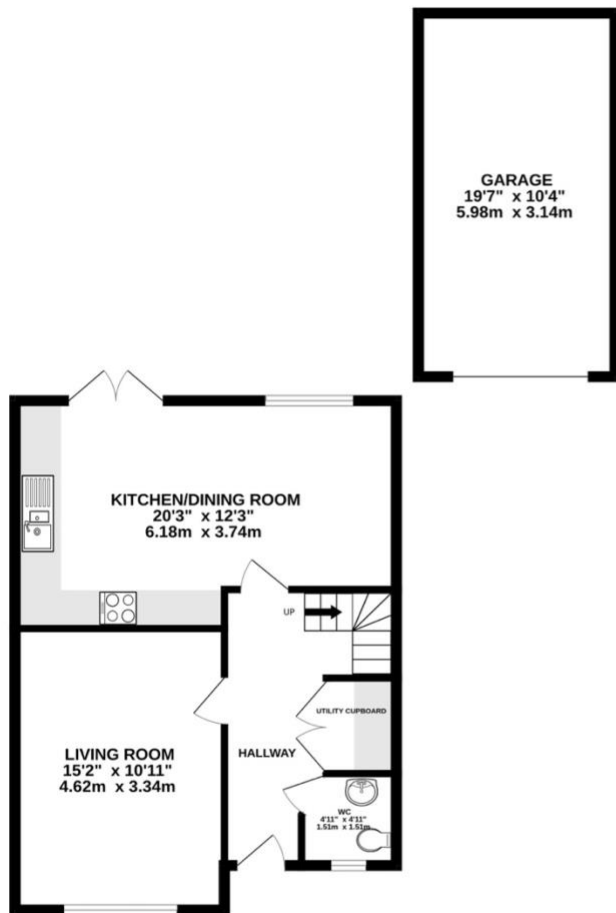
Externally the property further benefits from a detached single garage and driveway.



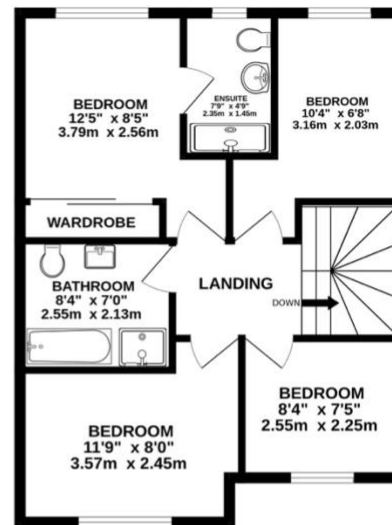
- Built by Bloor Homes and completed in 2022, with remaining NHBC guarantee and offering ideal family sized accommodation, designed for modern living.
- Good size living room, large kitchen diner and convenient utility cupboard and WC within the entrance hall. Four bedrooms with family bathroom and master en-suite shower room.
- Fully enclosed west facing rear garden, consisting of patio and lawn with garden shed. Detached single garage with up and over door and driveway parking.



GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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.
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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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