



£259,950

At a glance...



2



1



1



F



B

**holland
& odam**

9 Waverley Close
Somerton
Somerset
TA11 6QG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, turn left onto Broad Street. When you reach the mini roundabout, turn left, taking the first exit onto Behind Berry. Continue straight on to the road to the left of the fire station. Turn right onto Highfield Way, take the first left, taking you to Waverley. Then take the first right leading to Waverley Close. Number 9 is positioned in the first corner on the left hand side of the road.

Services

Mains electricity, water and drainage are connected.
Electric 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.

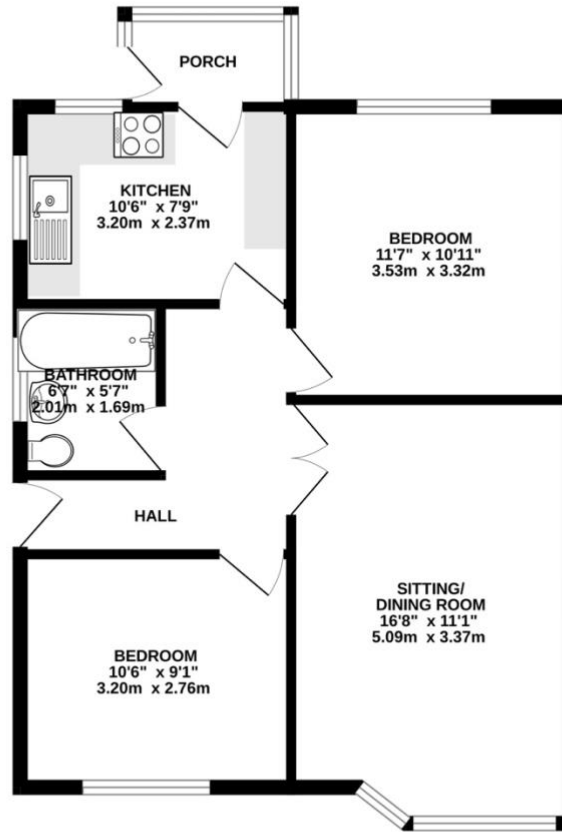
Insight

Offered with no onward chain this semi-detached bungalow is situated in a small and quiet cul-de-sac, close to Somerton's local amenities. The bungalow comprises a spacious entrance hallway, kitchen, living/dining room, two bedrooms and a bathroom. There is ample off road parking and a spacious lawn to the front and an enclosed courtyard style garden to the rear.

- Set back in a peaceful cul-de-sac position, within walking distance to the town centre.
- The spacious living room allows for natural sunlight to flood the room through a feature bay window, with an outlook to the front of the property.
- The kitchen is to the rear of the bungalow and is fitted with wall, base and drawer units, with an integrated oven, electric hob and space for freestanding appliances.
- Fully tiled bathroom comprising WC, hand wash basin, panel bath with an electric shower over and a wall mounted heated towel rail.
- To the front of the property is ample space for parking and a laid to lawn garden with a pathway leading to the front door.
- With access from the side and a back porch, accessed through the kitchen, is an enclosed garden to the rear of the bungalow.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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.
Made with Metropix ©2023

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.