

Farm Drive

Somerton, TA11 6PJ

COOPER
AND
TANNER



Asking Price Of £339,950 Freehold

An immaculately presented link detached home within this favoured part of Somerton, on the edge of the town and close to countryside walks and outdoor leisure facilities. Offered with no onward chain and a larger than average rear garden.

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 3  1  2 EPC D

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ACCOMMODATION:

Entering this home via the primary front entrance, leads you into a reception hall with access to a cloakroom with WC and wash basin, before stairs rise to the first floor and a door opens into the ground floor accommodation. Initially you'll be greeted by a spacious and naturally bright lounge/diner, with dual aspect front facing windows and rear facing sliding doors. Loosely defined living spaces allow for a range of relaxed seating around a central fireplace with modern electric fire, while there is ample space for a formal dining table at the rear half of the room. A conservatory adjoining this area, provides additional entertaining space or a quiet spot to take in views of the fabulous garden. Completing the ground floor is the beautifully appointed kitchen, fitted with a range of stylish wall and base level cabinetry and composite counter tops with undermounted one and a half bowl sink. Integral appliances include a gas hob with cooker hood over and electric fan oven below, dishwasher and a fridge. Integral access to the single garage can be found here.

Moving to the first floor, there are three good size bedrooms, all of which feature fitted storage or wardrobes, and with the primary bedroom benefiting from an ensuite shower room with WC, vanity wash basin and enclosed shower cubicle.

OUTSIDE:

The high standard of internal presentation is continued externally, with this fabulous home boasting a beautifully landscaped and lovingly tended rear garden, that's larger than average for the area. A generous terrace spans the rear elevation, providing a sheltered spot for outdoor entertaining and seating, before a well maintained lawn occupies the majority of the remaining space, framed by attractive borders containing a wide variety of manicured shrubs and trees. Families and keen gardeners alike, will find appeal within this fabulous outdoor space. Off road parking is provided for at least

one family sized car on the driveway to the side of the property, where you'll also find access to the attached single garage.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that Good internal & external phone coverage is available with one major provider, whilst Superfast broadband is available in the area.

LOCATION:

Somerton, once the Ancient Capital of Wessex and now a thriving town, offers a wealth of facilities including a wide range of independent shops, Parish church, restaurants, public houses, banks, library and health centre. A short drive gives access to the A303 and to Castle Cary, which benefits from a mainline rail link to London Paddington. Street and Glastonbury are approximately 15-20 minutes' drive away, where a wide range of everyday amenities including health, leisure and shopping can be found. Renowned Millfield School is also located in Street, as is Clarks Village. Langport, which is a 10 minute drive to the west, also boasts a range of independent shops and amenities, as well as access to scenic walks and water activities along the River Parrett. Bath and Bristol are approximately one hour by road.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





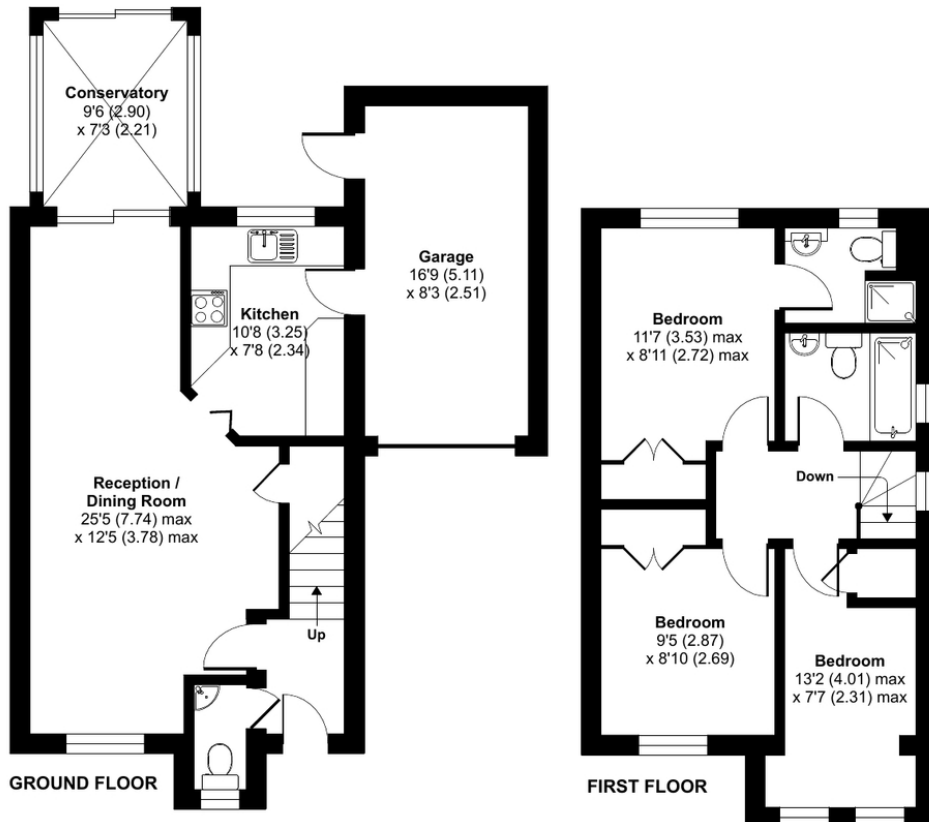
Farm Drive, Somerton, TA11

Approximate Area = 938 sq ft / 87.1 sq m

Garage = 140 sq ft / 13 sq m

Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1320876

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