

Pearmain Road

Somerton, TA11 6AY

COOPER
AND
TANNER



Offers Over £375,000 Freehold

A beautifully presented four-bedroom detached home offering the ideal blend of modern comfort, low maintenance and practical space for a growing family. Situated within a comfortable 10 minute mostly level walk of the town centre and recreation grounds in sought-after Somerton.

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 4  2  2 EPC B

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ACCOMMODATION:

Step inside to a welcoming hallway that affords busy families a practical space both when leaving and returning home. Doors lead to a particularly spacious open-plan living and dining area, perfect for family gatherings and entertaining and with the L-shaped design creating a little nook for children's toys. French doors open directly onto the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. The modern kitchen is thoughtfully designed with fitted cabinetry in a timeless yet contemporary style, incorporating ample worktop space and integrated appliances such as an electric oven/grill, gas hob with cooker hood over and a dishwasher—ideal for busy evenings and family meals. A generous understairs cupboard provides welcome storage space, whilst there is plenty of room for a breakfast table. A versatile study/office or fifth bedroom offers flexibility for home working or a playroom for younger children.

Upstairs, you'll find four very well-proportioned double bedrooms, including a generous master suite with its own stylishly appointed en-suite shower room. The additional bedrooms provide plenty of space for children, guests, or hobbies, while the very well presented family bathroom ensures convenience for all, with a shower over bath and wall mounted wash basin and WC.

OUTSIDE:

The enclosed and private rear garden is a haven for children or pets to roam and a lovely spot for summer dining. The attractive yet relatively low-maintenance plot is laid to level lawn for recreation and an attractive extended patio spanning the entire rear elevation, providing plenty of entertaining space. A single garage and driveway provide off-road and secure parking, as well as extra storage or potential hobby space. External access to the rear garden can be found at the side of the house from the driveway, as well as double doors opening from the living area.



SERVICES:

Mains gas, electric, water and drainage are connected, and gas-fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor & in-home mobile coverage is likely with three major providers, whilst Ultrafast broadband is available in the area. An annual service charge is payable for maintenance of communal areas on the development - This is set at £267.59 for January 2026. Additional material information can be found in the photo reel of our online listing, or upon request from a member of our team.

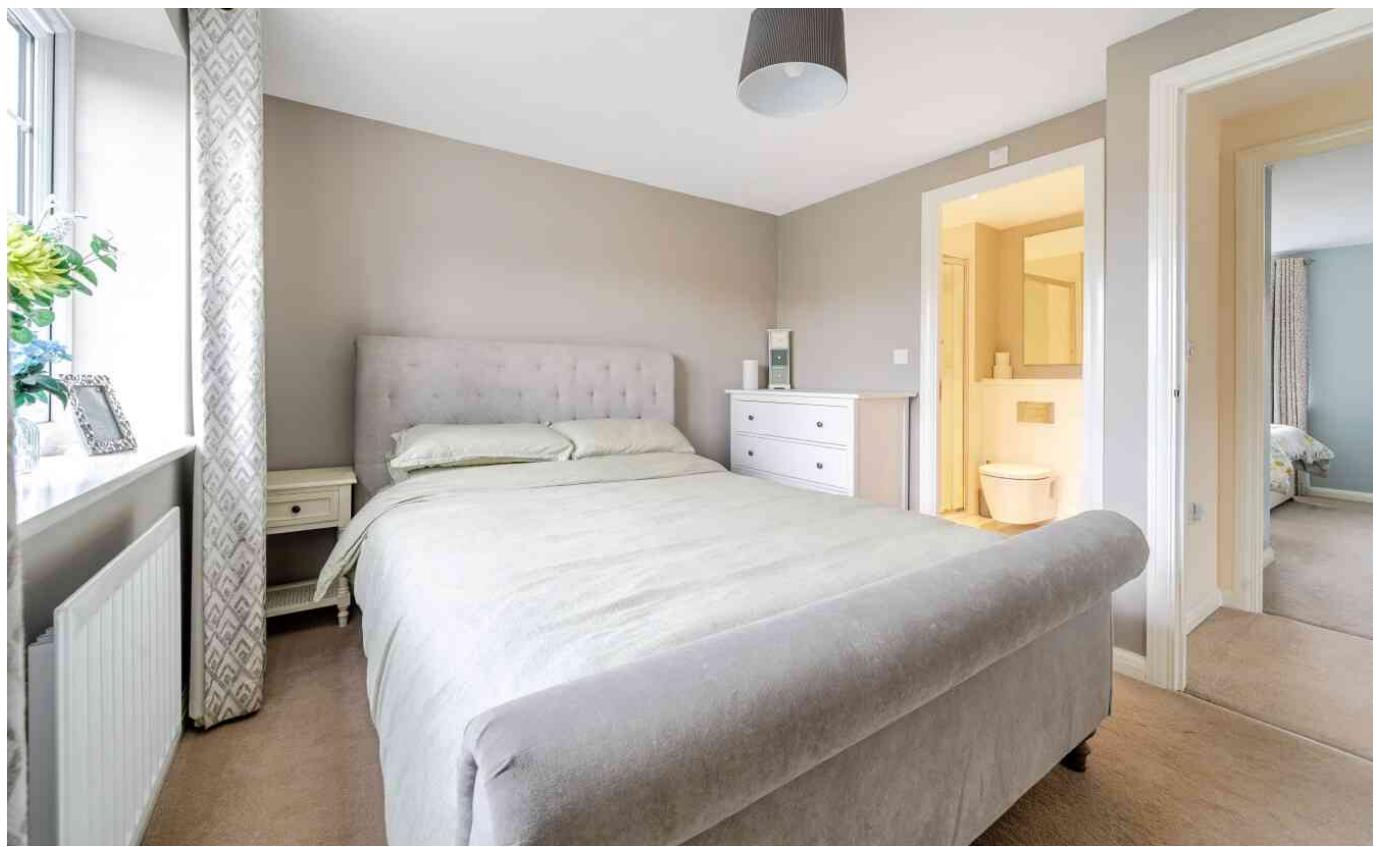
LOCATION:

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.





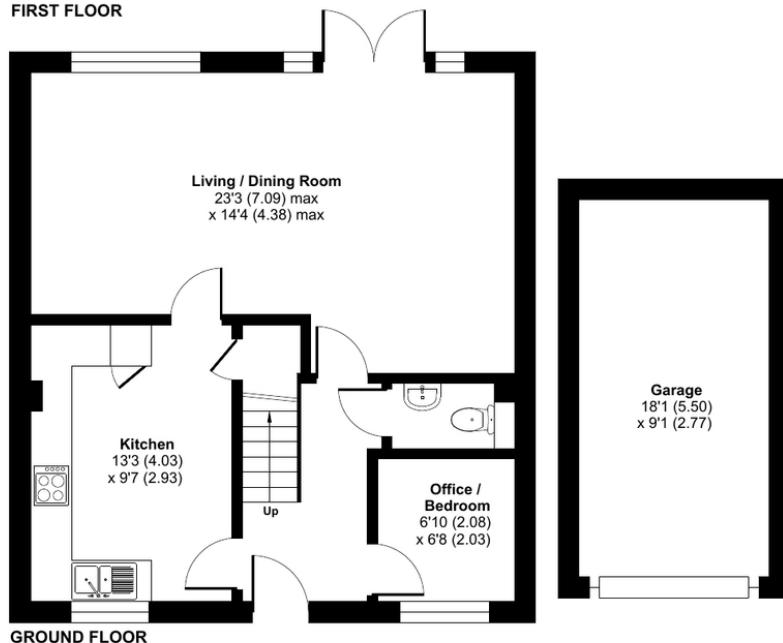
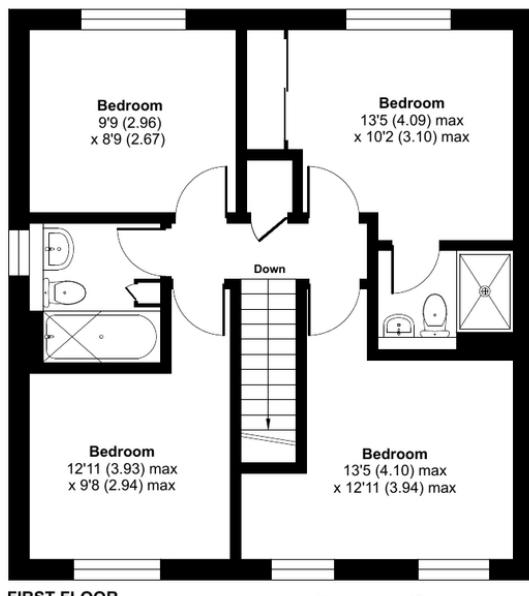
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Approximate Area = 1170 sq ft / 108.6 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1334 sq ft / 123.8 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). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1373775

STREET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

