

Etsome Terrace

Somerton, TA11 6LD

COOPER
AND
TANNER



Asking Price Of £250,000 Freehold

This charming semi-detached home set in the sought-after market town of Somerton, offers a perfect blend of character and practicality. With generous living spaces, a large garage, and a versatile outbuilding currently used as a studio, this property is ideal for families, professionals, or those seeking a home with work-from-home potential.

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ACCOMMODATION:

Ground Floor

Welcoming Reception Room: A cosy yet generous space featuring exposed beams, a large fitted cupboard, a wood-burning stove set in a traditional fireplace, and wooden flooring—perfect for relaxing evenings.
Kitchen/Dining Area: Bright and functional with ample fitted storage cabinetry and worktops, integrated appliances including electric oven, hob and cooker hood, and space for a dining table. The neutral décor and wood-effect flooring create a warm, inviting atmosphere in this sociable open-plan arrangement.
Bathroom: Partly tiled with a three piece suite including P-shaped bath, wash basin and WC.

First Floor

Bedroom One: A comfortable and well presented double with built-in wardrobes and sliding mirrored doors, as well as a stylishly appointed ensuite shower room with modern vanity basin, slimline back to wall WC and shower cubicle.
Bedroom Two: Another well-proportioned double, ideal for guests or family.
Bedroom Three: A versatile and generous single room, perfect as a child's bedroom or home office.

OUTSIDE:

The property benefits from a generous front garden laid mostly to lawn, enclosed by traditional stone walls and timber fencing, with a central pathway leading towards the entrance and creating an attractive kerbside appearance. At the rear you'll find vehicular access to the gated driveway, providing off road parking for at least two cars in front of the substantial double garage. Adjacent to this is the superbly appointed garden studio, which is fully fitted with power, water, its own shower cubicle and wash basin over fitted cabinetry—currently used as a beauty treatment room but

suitable for a home office, gym, or hobby space. The combination of these buildings offers the incoming owner plenty of scope for home working, storage and a multitude of potential uses. The garden itself is level, fenced and split into several landscaped areas including a lawn, patio, and a fenced play area—ensuring a versatile space that's as ideal for children and pets, as it is for parents and professionals.

SERVICES:

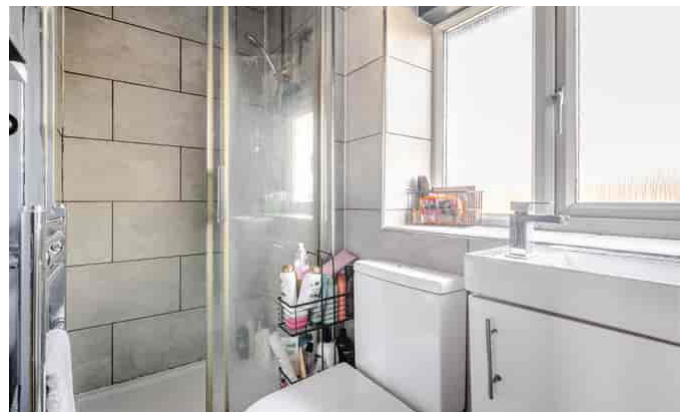
Mains gas, electric, water and drainage are connected, and gas-fired central heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with three major providers, whilst Superfast broadband is available in the area. Privately owned photovoltaic solar panels installed.

LOCATION:

Somerton, once the Ancient Capital of Wessex and now a pretty and thriving market 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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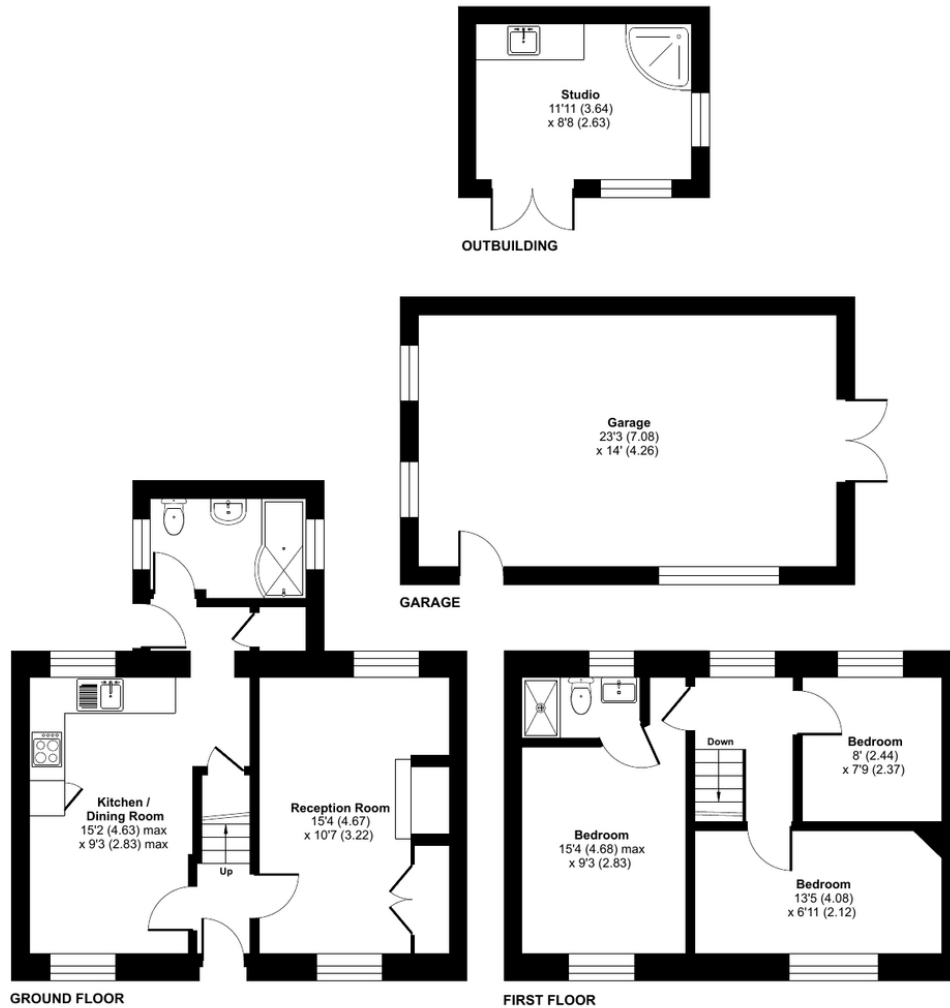
Approximate Area = 800 sq ft / 74.3 sq m

Garage = 325 sq ft / 30.1 sq m

Outbuildings = 103 sq ft / 9.5 sq m

Total = 1228 sq ft / 113.9 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). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1373152

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