

St Cleers Way

Somerton, TA11 6QZ

COOPER
AND
TANNER



Asking Price Of £314,950 Freehold

This thoughtfully extended end-terrace property offers versatile accommodation in a sought-after residential area. Perfectly suited for modern family living, combining generous internal space with the flexibility of a detached studio/annexe, generous garden and ample off road parking. No chain.

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ACCOMMODATION:

The ground floor flows from a bright entrance porch opening into a welcoming reception hallway, before leading into the contemporary kitchen. This is fitted with a stylish range of modern cabinetry to base and eye level, contrasting worktops and a one and a half bowl drainer sink with mixer tap. Integrated appliances include a dishwasher, oven and grill, electric hob and fridge/freezer. Beyond this, a modest utility area and separate WC serves the ground floor with a practical layout for everyday use. The main living accommodation comprises a comfortable size sitting room and a separate extended dining room with a feature fireplace and garden access. This area could certainly offer a multitude of uses from a play area to study space or additional entertaining.

Upstairs, you'll find three good size bedrooms including two generous double rooms and a large single (which could accommodate a small double). These are served by a well appointed family bathroom featuring both an enclosed shower cubicle and separate corner bath, WC and pedestal wash basin.

OUTSIDE:

On approach to the front elevation, you'll be greeted by a generous driveway providing off road parking for three/four cars, framed by mature hedging and a well maintained front garden laid to lawn with shrub and flower borders. At the rear, the sizeable garden offers a variety of landscaped areas to suit buyers of differing needs, such as a lawn, patio seating area and attractive borders with planting space. Outbuildings include a large shed/workshop, lean-to store and second timber shed.

ANNEXE

The star of the show is this well-appointed and self-contained detached annexe, which has recently been run as a highly successful Air BnB with an exceptional review record. Comprising a large open plan studio style bedroom/sitting room with fitted cabinet and worktops, and a stylish modern

ensuite shower room with WC and vanity basin. This versatile space could offer a potential income stream, guest accommodation or work from home space to suit a variety of living arrangements.

SERVICES:

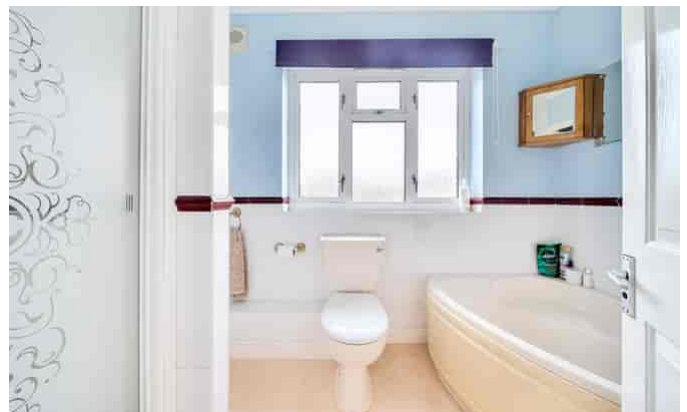
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor & in-home mobile coverage is available with at least one major provider, whilst Superfast 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 outlet centre. 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.





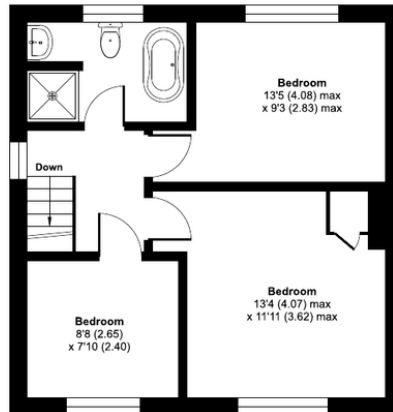
St. Cleers Way, Somerton, TA11

Approximate Area = 1072 sq ft / 99.5 sq m

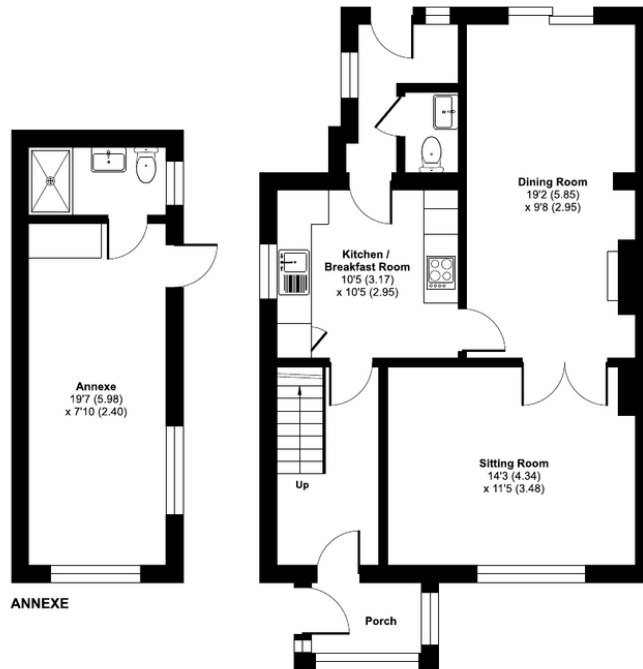
Annexe = 189 sq ft / 17.5 sq m

Total = 1261 sq ft / 117 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Cooper and Tanner. REF: 1376398

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