Wessex Rise

Somerton, TA11 7BP

COOPER AND TANNER

Guide Price £260,000 Freehold

A well-located two bedroom semi-detached bungalow situated on Wessex Rise, a popular residential area within the historic market town of Somerton. The property is offered to the market with no onward chain, presenting an excellent opportunity for a range of buyers including downsizers, first-time purchasers, or those seeking a single-storey home within easy reach of local amenities.

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ACCOMMODATION:
The bungalow occupies a generous plot and benefits from a wrap-around garden, single garage, and driveway parking. While the property would benefit from some cosmetic modernisation, it is fully liveable in its current condition, allowing a new owner to undertake improvements gradually and tailor the interior to their own tastes and requirements.

Internally, the accommodation is arranged on one level and comprises an entrance hallway providing access to all principal rooms. The living room is of a good size and offers a comfortable main reception space with outlook over the garden. The kitchen is functional and well-proportioned, with scope for updating or reconfiguration if desired. There are two bedrooms, both suitable for double or generous single use, along with a bathroom that contains a suite of bath, toilet and basin.

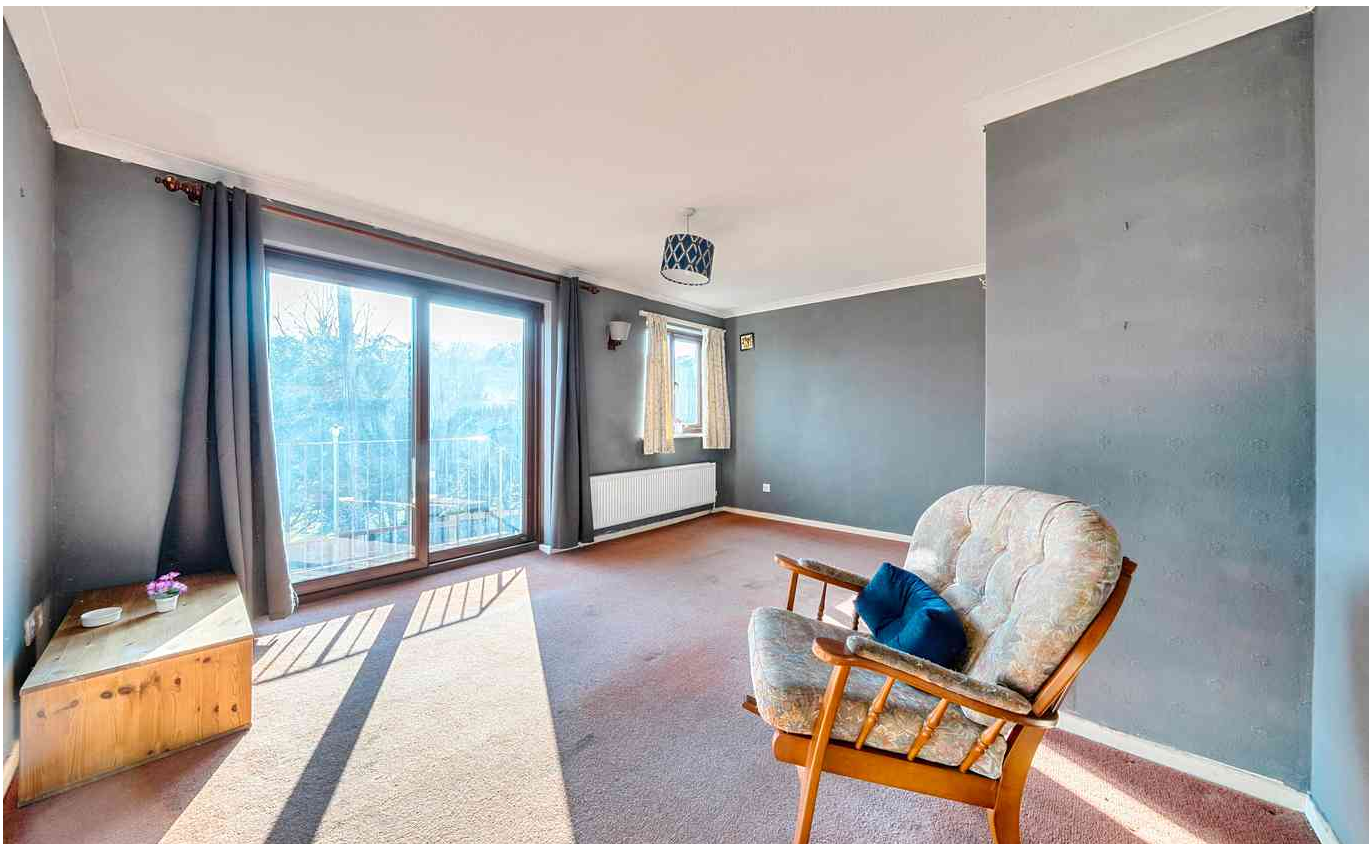
The property represents a solid and versatile home with excellent potential, combining a convenient close to town location, manageable accommodation and the opportunity for phased improvement without the pressure of immediate renovation. An early viewing is recommended to appreciate the position and scope that is on offer.

OUTSIDE:
Externally, the properties wrap-around garden provides a combination of lawn and planted areas, offering flexibility for landscaping or seating. The driveway provides off-road parking and leads to the single garage which is suitable for vehicle storage or could alternatively be used for additional storage or workshop space.

SERVICES:
Mains gas, electric, water and drainage are connected, and electric 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.

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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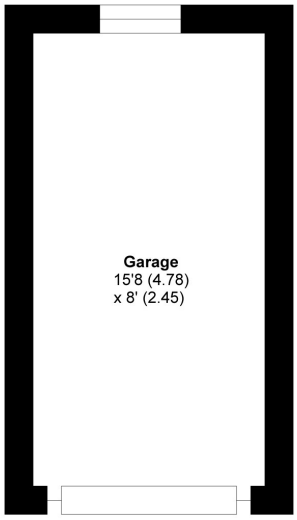
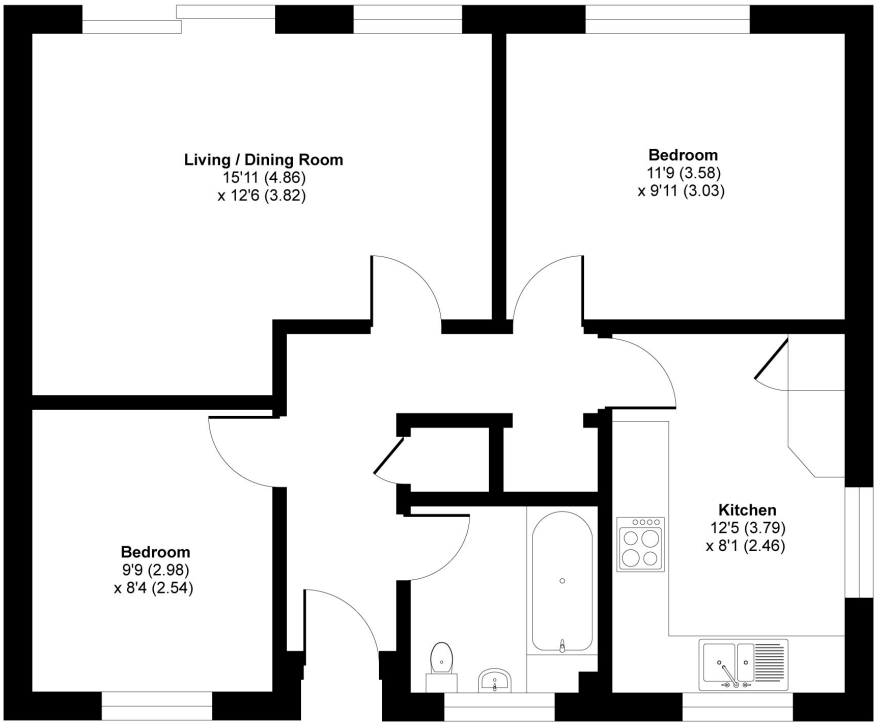
Approximate Area = 636 sq ft / 59 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 762 sq ft / 70.7 sq m
For identification only - Not to scale





GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1419462

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COOPER AND TANNER

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