

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LINGDALES, 36 POLHAM LANE, SOMERTON, SOMERSET, TA11 6SP



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Glastonbury 8 miles, Street 6 miles, Langport 3 miles. Castle Cary 10 miles (Paddington 1.5 hours). Yeovil 12 miles, Taunton/M5 (J25) 16 miles. A303 3.5 miles (Distances & times approximate).

Accommodation

Lingdales is pleasantly situated in a quiet residential area, close to the beautiful town centre and is being brought to the market for the first time since it was built in 2014 and has been meticulously maintained since. Formerly a three bedroom bungalow, the interior has been remodelled to create a much more light and spacious property with generously proportioned accommodation throughout.

Approaching from the front, you enter the bungalow via a level access into a spacious, welcoming entrance hall. From here, all rooms can be accessed. Both bedrooms are generous doubles enjoying plenty of space, with each being situated at either end of the hallway. The impeccable neutral décor is continued throughout the property.

The kitchen/breakfast room has a box window to the rear which allows for plenty of natural light and has been very well appointed and maintained, offering a comprehensive range of cream fronted wall, base and drawer units complemented by beech laminate worktops. Integrated is a gas over electric hob and oven, cooker hood and one and a half bowl sink and drainer unit, whilst there is space and plumbing for a washing machine and fridge/freezer. At the far end in ample space for a dining table and French doors opening onto the rear garden.

The sitting room has been remodelled by removing a third bedroom, creating a lot more living space for comfortable seating arrangements, as well as an additional dining table if desired. It also benefits from a dual aspect giving plenty of natural light, whilst a refitted shower room completes the accommodation.

Outside

The property offers an enclosed, private and low maintenance rear garden with a patio seating terrace for enjoyment, as well as lovely summer house and garden shed. There is also outside water, lighting and gated side access. At the front there is plenty of block paved, off road parking.

Other Points

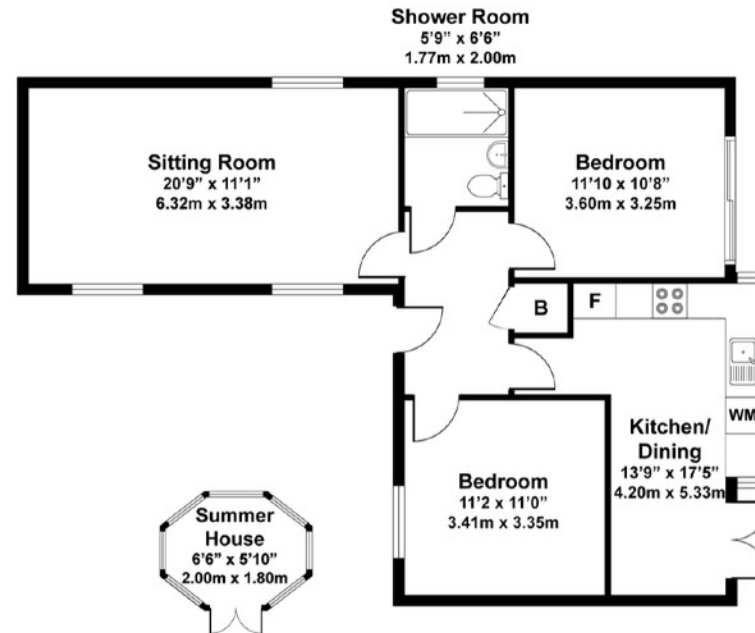
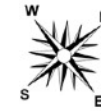
Freehold. Mains water, drainage and electricity all connected. Gas fired central heating. Council tax band D. EPC rating C.

ABOUT THE AREA

Somerton was an important town in Roman times eventually became the capital of Wessex. It's now a thriving Market Town in the heart of Somerset yet with easy road access via the A303 road a few miles south and the main line rail station at Castle Cary. Somerton provides a wide range of local services including a small supermarket, Doctors Surgery, Library, Butchers, Newsagent, Chemist and Post Office. Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach. There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.



Lingdales, 36 Polham Lane, Somerton, Somerset, TA11 6SP



Approximate Gross Internal Area

Ground Floor: 797 sqft - 74 sqm
Summer House: 43 sqft - 4 sqm
Total: 840 sqft - 78 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWINGS - By appointment only & interested parties are advised to check availability and current situation prior to travelling to see any property.

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