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Viewing: strictly by appointment through the Agent

**DEVELOPMENT SITE
FORMER SOMERTON SERVICE GARAGE
And
THE OLD PUMP HOUSE
WEST STREET
SOMERTON
SOMERSET
TA11 6NB**

**FORMER GARAGE AND HOUSE
EXTENDING TO APPROXIMATELY 1/3 ACRE IN TOTAL**

**FREEHOLD FOR SALE
GUIDE PRICE OF £475,000**



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LOCATION

The property is situated in the attractive town of Somerton located approximately 20 miles to the east of Taunton, 10 miles to the north-east of Yeovil and approximately 5 mile from Langport within an attractive area of South Somerset. There are good local facilities within Somerton itself, and in nearby Langport, a secondary school and Tesco supermarket.

The property itself is situated on West Street formerly known as Somerton Service Garage leading into the town centre from the Langport direction, and with additional site access from Sutton Road to the rear where it is understood there were originally cottages to this frontage of the site.

DESCRIPTION

Currently comprising a semi-detached house known as The Old Pump House and former garage and car sales site the property is believed to extend to approximately $\frac{1}{3}$ acre in total however the site has not been accurately surveyed and purchasers are advised to verify this site area themselves.

THE HOUSE

The house fronts West Street and comprises a stone built semi-detached house with a pitched pan tiled roof. The house provides spacious comfortable centrally heated accommodation; there are double glazed windows to the front and rear of the property. It comprises an entrance hallway with study off, large through lounge/dining room with gas fires and bay window to the rear, large kitchen/breakfast room to the rear with a range of kitchen units and wall mounted gas fired boiler and a rear door leading to a conservatory opening onto the enclosed back garden.

The first floor comprises three bedrooms and family bathroom.

ACCOMMODATION

Ground floor

Living room	22'10" x 12'8" excluding bay
Study	7' 1" x 8'5"
Kitchen /breakfast room	10' 6" x 11'5"

First floor

Bedroom 1	13' 1" x 12'
Bedroom 2	13' 2" x 10'10"
Bedroom 3	10' 7" x 8'
Bathroom	7' 7" x 7' 6"

Loft access and boarded loft.

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