



2 Tom Tits Lane,  
Somerton, Somerset, TA11 6RD

Guide Price £175,000 +,  
Plus Fees

4 bedrooms  
Ref:EH000946



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## Overview

- Online Auction 20th September 2023
- Semi detached cottage
- 3 reception rooms, 4 bedrooms
- Driveway with ample parking
- Cul-de-sac location
- Garage
- Front Garden
- Outside Store



A rare opportunity to acquire this spacious semi-detached cottage arranged over two floors. The accommodation offers three reception rooms and four bedrooms, approached via a driveway with ample parking. The property requires a considerable amount of repair and complete refurbishment throughout. Builders/developers will see potential to extend the property and reconfigure the current accommodation to create a fabulous family home or perhaps look into the potential for sub-division, subject to all consents being obtainable.



### AGENTS NOTE:

**Lot 50 – 2 TOMTITS LANE,  
SOMERTON, SOMERSET, TA11 6RD**  
Auction Guide Price – £175,000 - Plus  
Plus fees The property is to be  
offered online by Clive Emson  
Auctioneers on 20 September 2023 To  
register to bid, view legal  
documentation or for general auction  
enquiries please contact the  
auctioneers or visit their website  
[cliveemson.co.uk](http://cliveemson.co.uk)







## Accommodation:

### Ground Floor:

Entrance hallway, living room, family room, dining room, kitchen, utility area and bathroom. (There are two staircases to the first floor.)

### First Floor:

Landing, four bedrooms and cloakroom W.C.

### Outside:

The property is approached via a driveway with a lawned area to the side, parking area, outside store and garage, courtyard and the main garden which is mostly laid to lawn with mature trees and shrubs.

### Council Tax Band B

### Auctioneer's Note:

The electricity supply to the property is currently disconnected as unsafe.

### Local Planning Authority:

Somerset Council. Tel: 0300 123 2224

Website: [somerset.gov.uk](http://somerset.gov.uk)

### Directions:

The property can be located via the What3Words app using ///rare.gentleman.forest

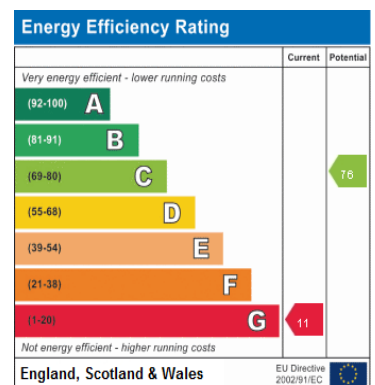
Freehold with Vacant Possession





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.