



ENGLISH HOMES



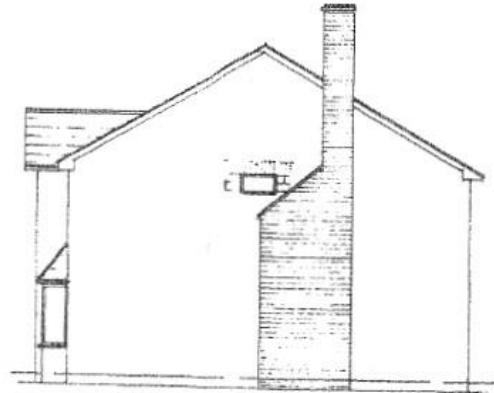
Building Plot at Sunncroft, Northfield
Somerton, TA11 6SL

Building Plot at Sunnycroft, Northfield, Somerton, TA11 6SL



ELEVATION AA

1:100



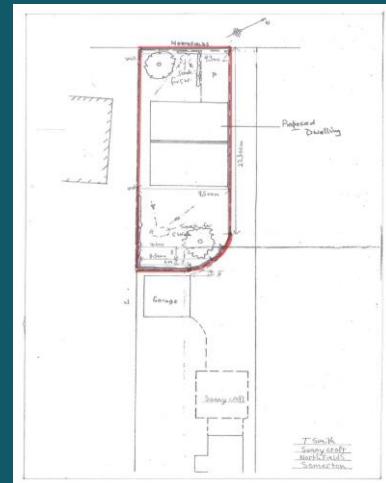
ELEVATION BB

1:100

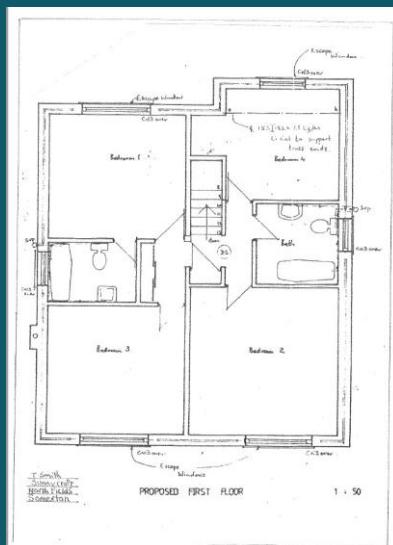


ELEVATION CC

1:100 ELEVATION CC



T Smith
Sunnycroft
Northfield
Somerton



PROPOSED FIRST FLOOR

1:50

Building Plot

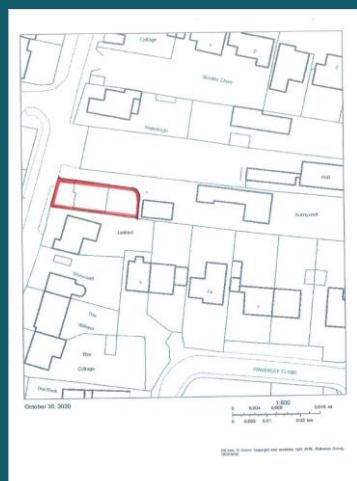
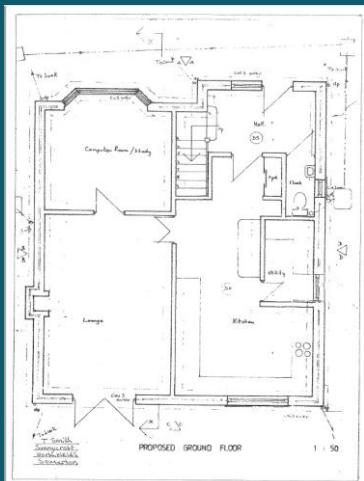
Planning permission was passed in 2006 on application number 06/02862/FUL for the erection of a four bedroom dwelling. We understand that the foundations have been laid to secure the planning permission and this build is exempt from the CIL as it was started then, though buyers should make their own inquiries to validate this.

Directions

On entering Somerton from the Langport direction continue along the B3153 take the first left at the roundabout and then the first left before the Fire Station. Continue along "Behind Berry" until the road turns right onto Northfield. Sunnycroft will be found on right hand side indicated by the For Sale board.

Amenities

Somerton is a popular market town with a range of everyday amenities including shops, schools, bank, post office, library, opticians, doctors, butchers, dentists, vets, solicitors, churches & public houses. On the edge of town is the Bancombe trading estate with a wide range of businesses. There is a strong local community with different clubs for all ages including gardening, bowls, tennis, rugby, football and U3A club. Somerton is in The Huish Academy catchment area. The towns of Yeovil, Street and Taunton offer a larger choice of amenities including rail links at Yeovil (Waterloo and Paddington), Castle Cary and Taunton (Paddington). Nearby there are road links at Ilchester to the A303 and at Taunton M5 motorway network.



VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

REFERRAL FEES (Sales) As well as our commission or fees we may also receive a reward, fee or benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you where we believe you may benefit from using their services, a discount is one of these benefits. Conveyancers pay us £100 + VAT on average. Cooper Associates/Maywood Mortgages on average pay us around £80. The good relationships and communications that we enjoy with these providers are a benefit to all parties and in the case of conveyancers can result in discounted fees due to the volume of extra work. We do not earn fees from

