



**ENGLISH
HOMES**



South Street, South Petherton, TA13

Guide Price: £565,000

Freehold

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Offered with the benefit of no onward chain and located in an extremely desirable village location, this South Street detached bungalow offers spacious accommodation, set back from the road with spectacular countryside views beyond the rear garden. A double (tandem) garage along with plenty of parking and level garden to the front.

Although well maintained and presented, the property would benefit from a cosmetic update to bathrooms and kitchen and therefore offers a buyer with the option to put their stamp firmly on the bungalow. Its elevated position offers a great deal of privacy and the West facing garden wraps around to the side of the property offering a variety of garden zones.

Accommodation in brief provides Hallway, Sitting Room, Dining Room, Kitchen, three Double Bedrooms, Bathroom and separate ensuite Shower Room, Conservatory. A Double Garage, Utility/Shower Room are located to the side of the property. Double glazed windows and doors throughout with heating via a Gas central heating boiler.

Accommodation:

Enclosed Porch 5'1 x 4' with windows to front and side and door to:

Hallway 12' x 5'1 (L-shape 24'3 x 3') with Airing Cupboard and hatch to loft space.

Sitting Room 17'4 x 12'5, windows to side and rear, stone fireplace with inset flame effect Gas fire, door to:

Dining Room 12'5 x 12'2 with bay window overlooking garden.

Conservatory 15'5 x 12'2 with tiled floor, radiator, door to patio.

Kitchen 15'2 x 7'9 with dual aspect windows, range of wall, base and drawer units with work surface over, dual fuel 5-ring stove with filter hood over. breakfast bar one and a half bowl sink unit, door to garden.

Bedroom One 13'5 x 12' with a range of fitted wardrobes and fitted chest of drawers, window to front aspect.

Bedroom Two 12'5 x 10'2 with full height picture window overlooking garden and views, fitted wardrobe.

Bedroom Three 12'9 x 9' (currently occupied as a study) with window to front and door to:

Ensuite Shower Room with shower cubicle, washbasin and WC.

Family Bathroom, fully tiled with large corner bath, separate shower cubicle, pedestal washbasin, WC, two obscure windows to side

Outside to the front of the property the driveway is approached via a pair of wrought iron gates. Ample driveway parking alongside a level lawn and patio areas, pedestrian gates to the side of the property give access to the rear garden.

Garage 33'9 x 8'5 widening to 10'6. A substantial tandem double garage with electric up and over door, personal door to garden, worksurface with fitted cupboards. Utility/Shower Room 9'2 x 7'

The rear garden is very private and beautifully kept with mature trees, shrubs and borders, two sheds, greenhouse, pergola with vines growing over, lawn and patio. The views from the garden across open countryside are stunning.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, finished, areas and any other space are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is made regarding its efficiency or use for any purpose.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.