



**ENGLISH
HOMES**



Summer Shard, South Petherton, TA13

Asking Price: £179,000

Freehold

Summer Shard, South Petherton, TA13

Offered completely free of any onward chain, no. 68 Summer Shard is located in a popular yet quiet neighbourhood, close to all the village shops and amenities and with a particularly attractive position offering not only a private courtyard garden to the rear, but a beautiful, sunny front garden with only a pedestrian footpath between the garden and the open outlook onto the field beyond.

This lovely one bedroom bungalow benefits from double glazing and Gas central heating along with the addition of a very useful Garden Room/Utility across the back of the property.

South Petherton is a beautiful Somerset village set in attractive surrounding countryside yet just half a mile from the A303 road. The village offers a wide range of shopping facilities, two schools, library, pub, churches, hospital, doctor and veterinary surgeries, chemist, tennis and bowling clubs. There are bus services to neighbouring towns and villages. Yeovil is 10 miles, Crewkerne (mainline station to Waterloo) 6 miles, Ilminster 6 miles, the county town of Taunton (M5 Motorway and mainline station to Paddington) 18 miles, and the south coast at Lyme Regis 22 miles.

Accommodation:

Covered Porch area with part glazed uPVC door to:

Hallway 10'x 3' with hatch to loft space and door to Airing Cupboard with shelving.

Sitting Room 14'10 x 9'9 with window to front aspect and door to:

Kitchen/Breakfast Room 8'8 x 8'8 with a range of base, wall and drawer units with worksurface over, electric hob with extractor over and electric oven, one and a half bowl stainless steel sink and drainer unit, space for table and chairs, window and part glazed door to:

Garden Room/Utility 16'8 x 6' with timber floor, plumbing for washing machine, French doors to rear courtyard garden.

Bedroom 11'6 (to wardrobe face) x 9'10 with double built in wardrobe, window to rear.

Bathroom with panelled bath, shower over, wash basin, WC, obscure window to front, shaver point, mirror.

Outside the front of the property is approached via a pathway leading to the pretty, front garden with pathways, lawn, planting and a superb open view to the front. The rear of the property is accessed from the road via a timber gate and is paved with the addition of a brick outbuilding 6'2 x 5'4 with electricity and plumbing and further timber shed. Just outside the rear gate is an allocated parking space.

Property Information:

Flood risk stated as very low risk from all sources.

Tenure – Freehold

Council Tax Band B

Services – Mains electricity, Gas and water/drainage are connected, water meter and Gas fired central heating

Broadband - Ultrafast broadband is available

Mobile phone coverage - Outdoor coverage is available from four providers, indoor from two providers for both voice and data

We understand there are no tree preservation orders, rights of way or restrictive covenants on the property.

GROUND FLOOR
55.7 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA: 55.7 sq.m. (600 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items 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 a guide only. Independent purchase. The services, systems and appliances shown here are not shown and no guarantee as to their availability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(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.

English Homes - South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: enquiries@english-homes.co.uk

www.english-homessp.co.uk

English Homes Ltd Registered in England and Wales – 06835306
 Registered office: 20 High St. Glastonburv. Somerset BA6 9DU