



**ENGLISH
HOMES**



**Townsend Cottages, East Lambrook, South
Petherton, TA13**

Guide Price: £280,000

Freehold

Townsend Cottages, East Lambrook, South Petherton, TA13

6 Townsend Cottages is a characterful cottage situated in the sought-after village of East Lambrook. The property is arranged over two floors. At the rear of the cottage is a covered patio area with access to a useful utility/store, which has plumbing for a washing machine and houses the boiler. Stone steps lead up to a very pretty garden, laid to lawn, with mature shrubs and trees and shed. The garden is very peaceful and has views out across open fields; the perfect spot to relax in.

Accommodation:

External entrance porch leading to:

Sitting Room: 16'8" x 12'1" uPVC entrance door, window to front, woodburning stove with red brick hearth, tiled flooring, radiator and stairs rising to the first floor.

Kitchen/Breakfast Room: 16'8" x 7'7" With window to the front and part glazed uPVC door to the rear garden, range of wall and base units with inset one and a half ceramic sink/drain unit and mixer tap, built in four ring induction hob with oven under and stainless steel extractor canopy over, space for fridge/freezer and radiator.

Utility/Store: 4'11 x 3'3" Housing the oil-fired boiler, space and plumbing for washing machine and tumble dryer, light and power.

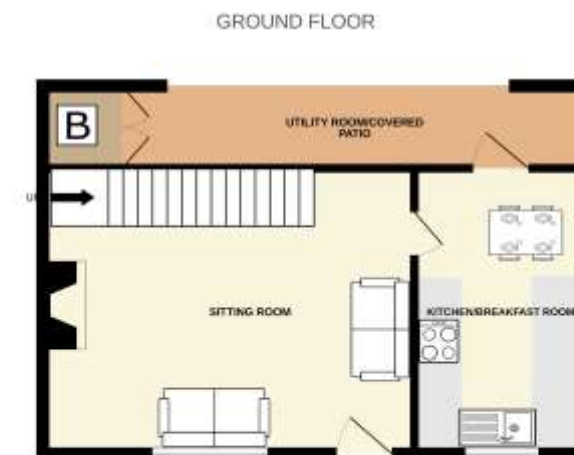
First floor landing with access to roof space.

Bedroom One: 13'10" x 9'10" Window to the front elevation, fitted wardrobes and radiator.

Bedroom Two: 9'11" x 9'7" Window to the front elevation, radiator.

Bathroom: 6'11" x 6'8" Frosted window to the rear, shower cubicle, vanity style wash hand basin with cupboards below, low level WC, heated towel rail, part tiled walls and extractor fan.


Outside: To the immediate rear are steps leading up to the garden. Parking is available on the road directly in front of the property. Services: Mains water and drainage, oil fired central heating Council Tax Band: B EPC:



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sites, volumes, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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		87
(69-80)	C		
(55-68)	D	60	
(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.

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