



**Summer Shard, South Petherton, Somerset, TA13**

**Offers in excess of:  
£240,000**



# 76, Summer Shard, South Petherton, Somerset, TA13

This two-bedroom end of terrace bungalow is situated in a tucked away location within the popular village of South Petherton and is offered for sale with no onward chain. The property sits on a corner plot with a garden extending to three sides. The property has its own garage in a block and there is additional parking for a small car.

The property enjoys views over open fields with pedestrian access leading to the front door. The front garden has mature shrubs and bushes leading to the side garden. The rear garden is low maintenance, with a patio seating area for al-fresco dining and an area of artificial lawn. There are some mature shrubs and plenty of space for garden pots. Access to the rear garden can be gained from the sunroom and side garden, with gated rear access leading to the single garage and parking.

The accommodation comprises:

**Porch** - Entering the property at the front into the entrance porch. Double glazed windows face the front and side, with a door opening into the hallway.

**Hallway** - Doors open to both the bedrooms, the sitting room and the bathroom. There is a radiator and a ceiling light point.

**Bedroom One** - A large double room with a double-glazed window overlooking the rear garden. There is a decorative light fitting and a radiator.

**Bedroom Two** - The second bedroom is also a double room with a radiator and a decorative light fitting. A double-glazed window overlooks the front of the property.

**Bathroom** - The bathroom is well equipped with a four-piece suite which includes a panel enclosed bath with mixer tap and shower attachment, a close coupled WC, vanity wash basin and a shower cubicle with electric shower. There is an obscured double-glazed window to the side and a radiator.

**Sitting Room** - A large, double-glazed window overlooks the front garden. There is a decorative light fitting and a radiator. A door opens to the kitchen.

**Kitchen** - Fitted with a good selection of wall, base and drawer units with roll edge work surfaces above. There is a built-in oven and hob with extractor hood above and space is available for a washing machine and fridge. A Velux roof light provides additional natural light and there are recessed spotlights.

**Sunroom** - Double glazed patio doors and windows with a picturesque outlook over the rear garden. There is a radiator and wall lights.

**Utility room** - Offering space for further appliances/white goods with a double-glazed window to the side and a ceiling light point

Council Tax Band: C EPC: D Gas Central Heating.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Please visit [www.brighton.co.uk](http://www.brighton.co.uk)









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.