



Lampreys Lane, South Petherton, TA13

Guide Price: £315,000

Freehold

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We are delighted to bring to the market this deceptively spacious and extremely well-presented property located in a quiet no-through road yet in the heart of South Petherton with all its many shops and amenities.

Occupied by the same family for 25 years, the property has been maintained to a high standard and includes a beautiful Conservatory, complete with radiator, which leads to a very private courtyard garden. It benefits from a Gas central heating system, recently installed double glazed windows and doors, and two allocated parking spaces to the rear. Accommodation in brief provides Hall, Sitting Room, Kitchen/Dining Room, Conservatory to the ground floor and three double Bedrooms and family Bathroom to the first floor. The property has benefitted from a series of updating projects over the years and is very well presented throughout.

Accommodation:

Deep red, part glazed uPVC door with storm porch over leading to Hallway with stairs rising.

Sitting Room 16'1 x 9'7 with window overlooking front aspect and door to deep understairs storage cupboard. Door to:

Kitchen/Diner 12' x 9'2 with a range of fitted base, wall and drawer units with worksurface over, tiled splash backs, Gas cooker and hob with extractor hood over, wall mounted Gas fired boiler, space and plumbing for washing machine, space for tall fridge freezer and table and chairs, door opening to Conservatory

Conservatory 12' x 9'2 – a really beautifully constructed room with radiator, carpeted flooring and double doors to the patio garden. From Hallway, stairs rising to First Floor Landing with door to Airing Cupboard.

Bedroom One 12'10 x 11'10 (to wardrobe fronts) with double wardrobe and window to front aspect. Note this bedroom is situated over the archway. Bedroom Two 10'5 (to wardrobe fronts) x 9'4, window overlooking rear aspect, two double fitted wardrobes.

Bedroom Three 10'1 x 9'7 with window overlooking front aspect, door to deep cupboard.

Bathroom Room with panelled bath and shower over with glass screen, close couple WC and pedestal wash basin. Useful deep shelf with mirrored, LED wall cabinet, heated towel rail, extractor fan. Fully tiled with central spotlights.

Outside the property is approached from the pavement via a pathway set into a small walled front garden with well-established flowers and shrubs. Although much of the rear garden is taken up by the beautiful Conservatory, there is a sunny patio, perfect for entertaining with timber fencing, gate to access parking to rear and timber storage unit.

Additional Information

Property Age: Approximately 25-30 years

Flood risk: Very low risk

Tenure: Freehold

Services: All mains services connected with Gas fired central heating

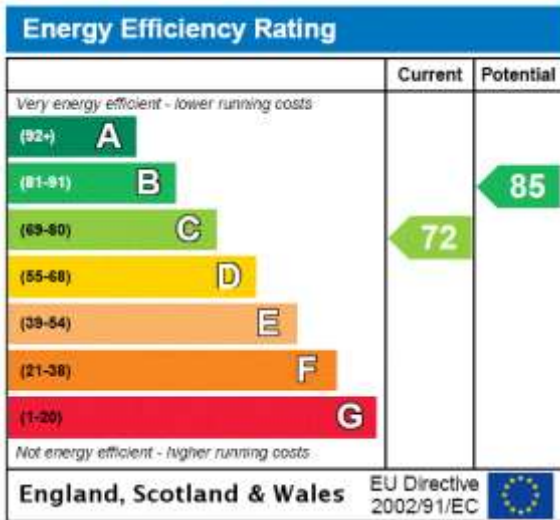
Broadband: Ultrafast available

Mobile phone coverage: Outdoor and indoor coverage is available from four providers.



TOTAL FLOOR AREA - 90.9 sqm (197 sq ft) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and 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 for any prospective purchaser. The services, fixtures and appliances shown hereon may be subject to change without notice and are not intended to be taken as a guarantee of their availability or efficiency unless so stated.
Made with Blueprints (2022)





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Disclaimer

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