



**ENGLISH  
HOMES**



**Beaufort Gardens, South Petherton, Somerset,  
TA13**

**Guide Price: £430,000**

*Freehold*

# Beaufort Gardens, South Petherton, Somerset, TA13

Offered with the benefit of no onward chain, 3 Beaufort Gardens is a 3 bedroom detached house with modern fitted kitchen, wonderful garden and single garage located in a quiet no through road on the village outskirts.

With accommodation comprising Sitting Room, Kitchen, Dining Room, Conservatory, Office/Second Sitting Room/Play Room on the ground floor and 3 Bedrooms, family Bathroom and cloakroom on the first floor. The property has uPVC double glazing throughout and Gas central heating. There is an attached single garage with power points, up and over door and back door with access to the garden.

Accommodation:

Entrance porch with part glazed door to:

Office/Second Sitting Room: 11'3" x 7'8" - double glazed uPVC window to the front aspect, radiator and door leading to storage area.

Sitting Room: 23'8" x 10'2" with uPVC glazed window to the front, radiators and wall mounted gas heater.

Dining Room: 10'2" x 8' an open archway leading from the sitting room into the dining room with double glazed uPVC window the front aspect.

Conservatory: 16'5" x 10'2" with sliding uPVC doors from the Sitting room, Ceiling Fan, French doors leading to the outside patio area and garden.

Kitchen 16'4 x 8' with a range of wall, base and drawer units and work surface over, wall mounted Gas boiler. Inset sink and drainer unit, 4-ring Gas hob with extraction hood over, eyelevel double electric oven, plumbing for washing machine, space for fridge/freezer, window overlooking garden, tiled flooring.

Stairs rising from the sitting room to the first-floor landing with loft hatch, airing cupboard, and sliding door to cloakroom with hand basin and WC.

Bedroom One: 11'4 x 10'1" with window to front aspect, built in wardrobe, carpet, radiator.

Bedroom Two: 11'4 x 6'10" with window to the front, radiator and carpet.

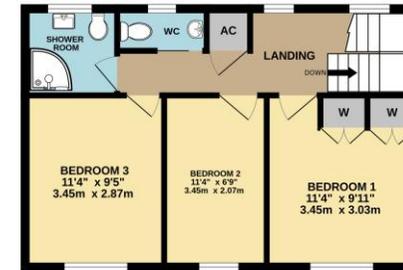
Bedroom Three: 11.4" x 9'4" with window to front aspect, radiator and carpet.

Family Bathroom: 6' x 5'9" with corner shower, vanity hand basin with storage below, low level WC, heated towel rail, obscure glass window, tiled walls, vinyl flooring.

Outside to the front of the property is an area of mature shrubs with paved parking for several vehicles.

Single Garage 18'7" x 9'4" with up and over doors, light and power.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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