



Summer Shard, South Petherton, TA13

Guide Price: £230,000

Freehold

Summer Shard, South Petherton, TA13

Discover this delightful 1-bedroom semi-detached bungalow, perfectly situated in the sought-after Summer Shard residential area. This charming property offers a seamless blend of comfort and practicality, particular features include a generous Garden room, modernised shower room and a low-maintenance outdoor space with direct access to the garage via a side door.

In 2020, this property was thoughtfully updated to enhance both comfort and functionality. Improvements included a brand-new boiler and radiators, a stylishly refurbished shower room, new flooring throughout, and the installation of a modern electric garage door.

In summary, the accommodation comprises:

Entrance porch leading to:

Hallway: with hatch to loft space and door to Airing Cupboard.

Shower Room: Walk in shower cubicle with double head shower, hand wash basin with cupboard under, WC, obscure window to front.

Bedroom 11'0 x 10'0 with built in wardrobe and window overlooking the rear garden.

Sitting Room 14'11 x 9'11 with window to front aspect and door to:

Kitchen 8'7 x 8'7 with a range of base, wall and drawer units with worksurface over, electric hob with extractor over and eye level electric oven installed in 2022, stainless steel sink and drainer, space and plumbing for both washing machine and dishwasher, window and part glazed door to:

Garden Room 11'3 x 11'0 overlooking the garden.

Garage: 15'11 x 9'0 With lights, power, electric up and over door which still has 7yrs guarantee, and personal door from rear garden.

Outside: Paved garden to the front and side bordered by a low-level wall and black cast iron gate. Driveway to the side of the bungalow providing convenient access to the garage. At the rear you will find a good sized level paved garden with planted borders and direct access to the garage.

Material Information:

Tenure: Freehold

Council Tax Band: B

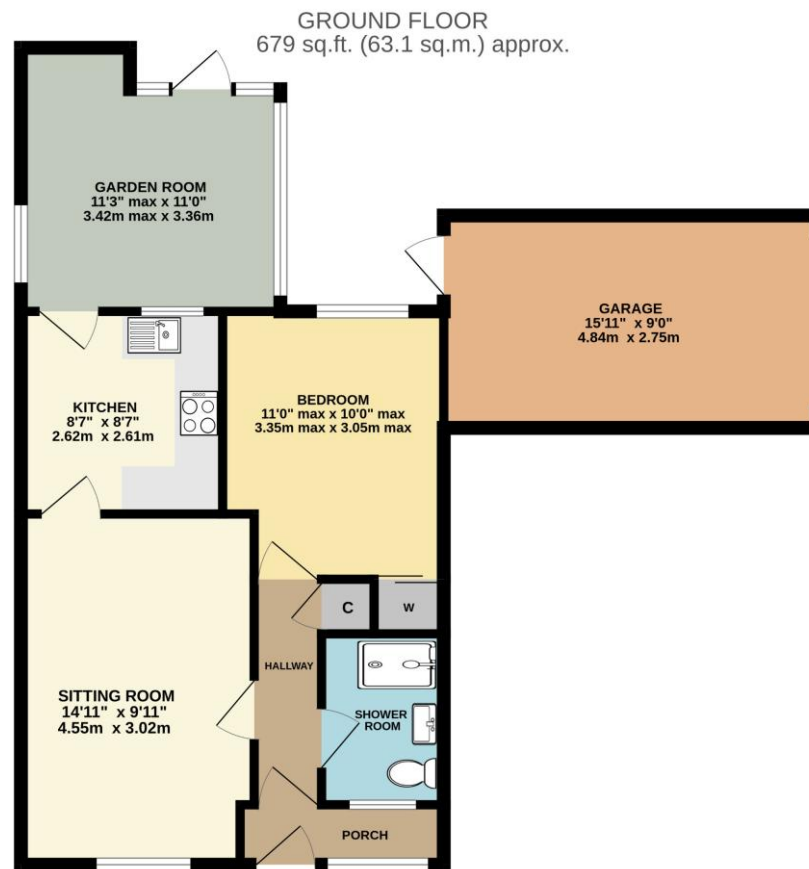
EPC: D

Services: Mains electricity, Gas and water/drainage are connected, 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

Flood risk stated as very low risk from all sources.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 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
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(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.