



ENGLISH
HOMES



Summer Shard, South Petherton, TA13

Guide Price: £300,000

Freehold

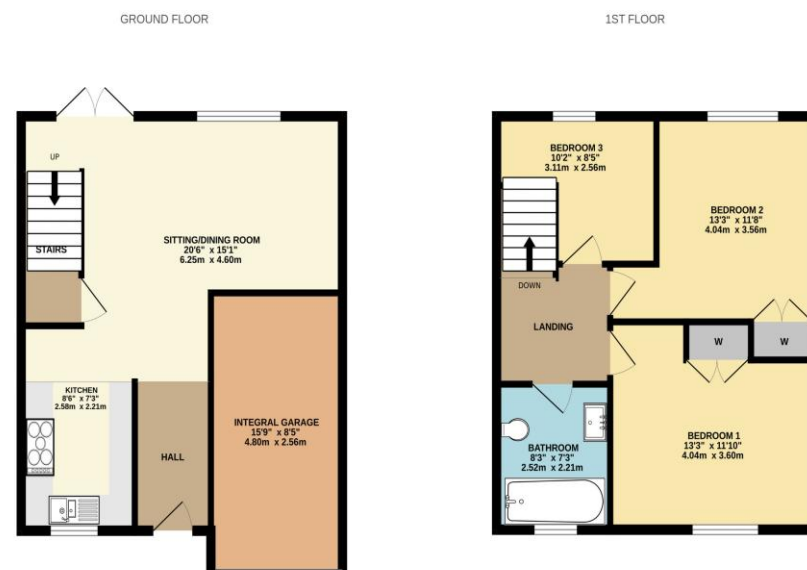
52, Summer Shard, South Petherton, TA13

Offered with no onward chain, 52 Summer Shard is three-bedroom mid-terrace property situated in a sought-after residential area of South Petherton. The property has recently been renovated and has a nice mix of modern/contemporary and traditional styling.

Located in a quiet little corner, next to open fields, this property offers a modern, spacious and bright open plan Sitting Room/Kitchen/Dining area. The use of modern polished concrete flooring throughout the downstairs accommodation makes for a contemporary feel. The property would make a wonderful first family home as it is in such a safe and quiet location or equally someone who would enjoy a lovely home with a low maintenance garden.

The property benefits from Anthracite uPVC double glazing and door to front elevations and uPVC double glazing to the rear. Gas fired central heating and mains services are connected.

To the front of the property there is a newly laid driveway made with pattern imprinted concrete with parking for at least two vehicles and access to the single garage which has power and light. There is useful outdoor tap located under the kitchen window. To the rear is large, paved terrace made of diamond polished concrete, perfect for alfresco dining and a small area of lawn, with raised beds ready for Spring planting. There is a pedestrian gate at the bottom of the garden.



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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English Homes - South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: enquiries@english-homes.co.uk

www.english-homessp.co.uk

English Homes Ltd Registered in England and Wales – 06835306
 Registered office: 20 High St. Glastonburv. Somerset BA6 9DU

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.