



**ENGLISH
HOMES**



Over Stratton, South Petherton, TA13

Guide Price: £505,000

Freehold

Over Stratton, South Petherton, TA13

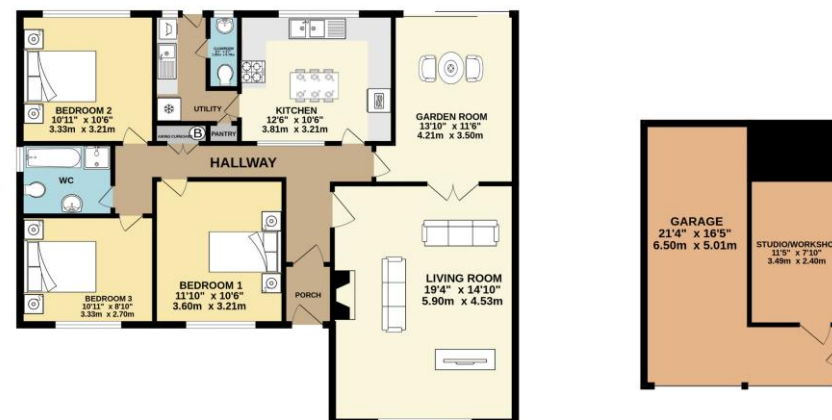
We are delighted to bring to the market this spacious three-bedroom detached Bungalow in the heart of Over Stratton.

Built in 1975 Keston sits in an enviable elevated position with gardens to the front and rear, driveway, double garage with workshop. Three double bedrooms, cloakroom, utility room, kitchen/diner, sitting room, garden room and bathroom. The property benefits from Gas central heating and double glazing throughout. The Bungalow is in good order and is highly presentable throughout.

Keston is set back from the lane in an elevated position and has a lovely, tiered garden to the front, mostly laid to lawn but with herbaceous borders, vegetable patch and a variety of shrubs and trees.

To the side of the Bungalow is the private drive with a 5-bar gate leading the garage/workshop which is alarmed and has light and power. There is a very private area of patio/terrace at the rear which makes the perfect spot of alfresco dining and drinks. There is a very pretty garden with borders, shrubs and trees, a haven for garden birds.

GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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.
Made with Metropix ©2022.





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 80 |
| (55-68) | D | 62 |
| (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.

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