



Summer Shard, South Petherton, Somerset, TA13

Guide Price: £225,000

Freehold

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Offered with no onward chain, this well-presented one bedroom end-of-terrace bungalow is located in the popular Summer Shard development in the sought after residential area of South Petherton, offering a charming and flexible living space, ideal for those seeking a comfortable and low-maintenance home. The property features a spacious living room, alongside a versatile second reception room currently being used as a dining room come study, which could easily be adapted into an occasional spare bedroom to suit your needs.

To the rear, you'll find a quaint, walled courtyard garden, providing a private outdoor space perfect for relaxing. A gate leads directly to a single garage with off-road parking in front, offering convenience and ample storage space. Located within easy reach of the village centre and its wide range of amenities, this delightful bungalow is a wonderful opportunity for those seeking a convenient and peaceful lifestyle.

In summary, the accommodation comprises:

Entrance porch with gas meter and original outside tap leading to:

Hallway: with hatch to loft space, electric meter, radiator and door to storage cupboard with shelving.

Shower Room: Walk in shower cubicle with electric Mira shower, hand wash basin, low level WC, heated towel rail and shaver socket, towel rail with shelf over, obscure window to front.

Bedroom 11'2 x 10'0 with open recess for storage with shelving and hanging rail, radiator, double glazed window to rear.

Sitting Room 14'9 x 9'9 with double glazed window to front aspect, radiator and bi-fold door to:

Kitchen 8'8 x 8'6 with a range of base, wall and drawer units with laminate worksurface over, electric Cookology hob with extractor over and Moffat electric oven, undercounter Proline freezer, undercounter Hoover fridge, washing machine, radiator, wall mounted Baxi Gas boiler, double glazed window and part glazed door to:

Dining Room/Study 12'11 (max) x 8'5 with two storage cupboards, two double glazed windows and door overlooking the walled courtyard garden.

Garage: 15'9 x 8'5 with up and over door.

Outside: Small steps up to a paved garden to the front with bedded shrubs. At the rear you will find a level paved walled courtyard garden with space for table and chairs, this leads to a space behind the dining room - which is ideal as a bin store, wooden gate provides access to single garage with parking in front.

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

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