



Summer Shard, South Petherton, TA13

Guide Price: £340,000

Freehold

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Offered with the benefit of no onward chain, Little Tara is a wonderful, detached bungalow in a lovely location on the popular Summer Shard development.

Offered with the benefit of a detached Garage with long, gated driveway offering ample parking, sunny well-established garden, Gas central heating (Worcester combination Gas boiler approx. 3 years old and benefitting from a British Gas annual maintenance contract) and double glazing throughout.

Accommodation in brief offers a 19'5 x 18' Sitting/Dining Room, two double Bedrooms, modern Bathroom, separate WC, spacious Entrance Hallway, Kitchen and Garden/Breakfast Room. Ample storage throughout.

South Petherton is a beautiful Somerset village set in attractive surrounding countryside yet just half a mile from the A303 roadway and offers a wide range of shopping facilities two schools, library, pub, churches, hospital, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty-two miles.

Accommodation:

Glazed uPVC front door opening to:

Entrance Hallway with wood-effect flooring, Airing Cupboard with Worcester boiler and shelving. Hatch to loft space with drop down ladder.

Cloaks/WC with low level WC, wash hand basin, glass shelving unit, obscure window to front.

Kitchen 14' x 8'5 with a range of wall and base units with worktops over, inset one and a half bowl sink and drainer unit, freestanding electric cooker with stainless steel filter hood over, Bosch washing machine, Hotpoint tumble drier, tall fridge/freezer, window to front garden with remote control operated blinds.

French doors to:

Garden/Breakfast Room 12'4 x 7'6 with tiled floor, solid roof with downlights, French doors to rear patio garden. This room has historically made an excellent occasional 3rd bedroom for visiting guests.

Sitting/Dining Room 19'5 x 18' a bright and spacious dual aspect room with 9' bow window to front and window and French doors to rear patio. Rear window and doors fitted with remote control operated blinds. Fitted modern inset Gas fire.

Bedroom One 13' (into door recess) x 9'1 with window overlooking rear patio and deep double wardrobe.

Bedroom Two 9'2 x 9' with window overlooking rear patio.

Bathroom with low level WC, pedestal wash hand basin, double walk-in shower with sliding glass screen, heated towel rail, extractor fan, mirror fronted wall cabinet, obscure window to rear.

Outside to the front of the property is a wonderfully sunny, walled landscaped garden with a range of pathways, flower beds, mature shrubs and trees and seating area all accessed from the pavement via a low pedestrian gate. To the rear of the property is a long driveway behind two solid wooden gates with parking for 3/4 cars leading to the Garage 15'7 x 9' with up and over door, power and light. The garage flat roof has been replaced within the last 3 years. A patio area runs along the back and side of the property with a further gravelled area to one side.

GROUND FLOOR



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+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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.

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