



West Street, South Petherton, TA13

Guide Price: £449,000

Freehold

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Offered with the benefit of no onward chain, we are very pleased to offer this detached bungalow, set back from the road, on the outskirts of the village with superb countryside views. Escocia is a very spacious, three bedroom bungalow with a landscaped garden and stunning countryside views to the rear. There is ample parking to the front of the property as well as an integral Garage. The property requires some cosmetic updating, however the Kitchen is a bespoke timber kitchen made by the local company, Eternal Kitchens. There is a Gas central heating system and double glazing throughout. We have been advised that the field directly behind the property is protected and cannot be built on.

Accommodation:

Part Glazed front door to Entrance Hallway with archway through to:

Dining Room 11'9 x 9'5 plus Bay Window 6'1 x 2'9 with archway through to:

Kitchen 13'2 x 11'4 with a range of bespoke timber wall, drawer and base units with worksurface over, inset stainless steel sink and drainer unit, central island with further cupboards, 5-ring Gas Hob with extractor over, window overlooking garden and countryside views, eye-level double electric oven, integrated dishwasher. Personal door to Garage.

Utility 8'1 x 6'1 with built in cupboards, worksurface with inset sink and drainer, plumbing for washing machine, space for tumble drier, window to rear aspect, door to side passage, door to:

Cloaks/WC with low level WC and corner wash hand basin, obscure window to side.

Sitting Room 18' x 12'10 with built in bar area, feature stone fireplace with inset Gas fire and Gas back boiler, hearth, sliding patio doors to Garden.

Principal Bedroom 16' (max) x 10'10 with built in cupboards and door to:

Ensuite with corner shower unit, low level WC, pedestal wash hand basin, shaver point, obscure window to side.

Bedroom Two 13'10 x 9'10 with range of built in wardrobes with sliding doors, window to front.

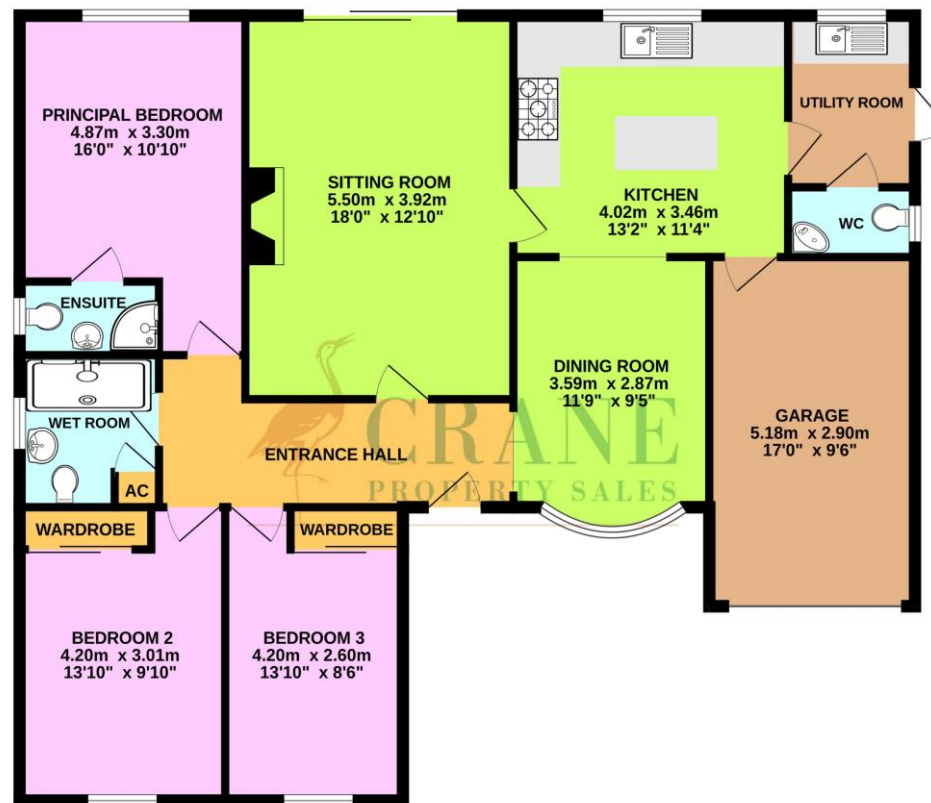
Bedroom Three 13'10 x 8'6 with range of built in wardrobes with sliding doors, window to front.

Wet Room with walk in shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, Airing Cupboard with hot water cylinder and shelving.

Integrated Garage 17' x 9'6 with electric roller door, water, light and power, personal door to kitchen.

Outside the property is approached from West Street via a large driveway and parking area with walled, raised beds, trees and shrubs. The rear garden can be accessed via wrought iron gates to both sides of the property and is landscaped with patio areas, beds with established trees and shrubs and a low wall offering unobstructed, beautiful countryside views. The garden is beautifully private and south facing.

GROUND FLOOR
120.0 sq.m. (1292 sq.ft.) approx.



TOTAL FLOOR AREA: 120.0 sq.m. (1292 sq.ft.) 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		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.

Crane Property Sales- South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800
 E: info@cranepropertysales.co.uk
www.cranepropertysales.co.uk

Crane Property Sales Ltd. Registered in England and Wales - 11961896
 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW