



St Michaels Gardens, South Petherton, TA13

Guide Price: £290,000

Freehold

St Michaels Gardens, South Petherton, TA13

Offered with the benefit of no onward chain, 106 St Michaels Gardens is a bright and spacious corner plot property built in 2010 and located in an attractive position on a quiet no-through-road with beautiful far-reaching countryside views over two aspects.

The property accommodation includes three bedrooms, principal bedroom with ensuite shower room and bathroom to the first floor and two reception rooms, kitchen with new double oven (2021), cloaks/WC to the ground floor plus a lovely sunny walled garden. There is uPVC double glazing throughout and a Gas combination boiler. There are two private parking spaces, one of which is under the cover of a car port.

Accommodation

Covered Porch with part glazed front door to:

Entrance Hall with understairs storage, deep cupboard, window to front, door to

Cloaks/WC with low level WC and corner washbasin, obscure window to front.

Sitting Room 16'7 x 10'10 with window to side aspect offering far reaching views, square archway through to:

Dining Room 9'8 x 8'9 with timber effect flooring, sliding patio doors to the garden and archway through to

Kitchen 9'8 x 8'9 with a range of modern base, wall and drawer units with worktop over, Gas hob with filter hood, double electric oven (new in 2022), one and a half bowl stainless steel sink unit, washing machine and dishwasher, freestanding tall fridge/freezer, wall mounted Gas boiler, window overlooking the garden.

Stairs to first floor landing with hatch to loft space and double doors to Airing Cupboard.

Principal Bedroom 12' (max) x 10'11 with window offering far-reaching countryside views, large recess suitable for wardrobes, door to

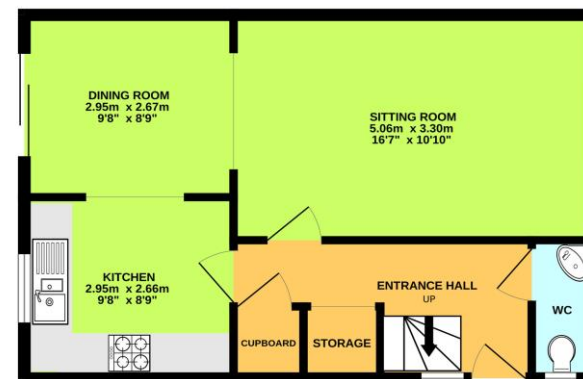
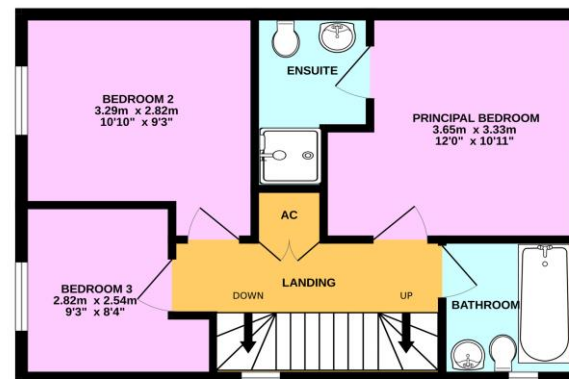
Ensuite Shower Room with low level WC, pedestal washbasin, shower enclosure, extractor.

Bedroom Two 10'11 x 9'3 with window overlooking garden

Bedroom Three 9'3 x 8'4 currently occupied as an office. Window overlooking garden.

Outside the property is approached from the pavement via a small path with a further path leading to a gate to the garden. An area of lawn and shrubs lie to the front and side of the property with a car port plus one further parking space at the end of the small terrace of three properties. The rear garden is paved with an area of artificial grass. The garden is surrounded by a pretty stone wall and there is a large store for garden furniture.

1ST FLOOR
42.1 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 84.8 sq.m. (913 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	80	
(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	

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Disclaimer

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