



Stoodham, South Petherton, TA13

Guide Price: £240,000

Freehold

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Offered with the benefit of no onward chain is this substantial three bedroom terraced property with parking for two cars and side access to a large garden in a quiet position at the end of a small cul-de-sac within easy walking distance of all of South Petherton's shops and amenities.

The property has been recently decorated throughout along with new carpets and extensive work completed to the garden. Accommodation provides an extended Kitchen/Breakfast Room and 21' Sitting/Dining Room with wooden flooring to the ground floor and three bedrooms and bathroom to the first floor. There is ample gravelled off-road parking for two cars and a wonderful rear garden and patio. Side access via a passageway to the garden is extremely useful.

The property benefits from double glazing, Baxi combi boiler fitted in December 2016 supporting the Gas Central Heating system, recently upgraded electrics and Gigaclear superfast broadband is connected to the property.

Accommodation: Covered Porch area with door to:

Entrance Hall with stairs rising and understair cupboard.

Sitting/Dining Room 21'2 x 12'1 - a bright, dual aspect room with large window to front aspect and French doors opening to the newly laid patio and garden. Timber floor.

Kitchen/Breakfast Room 19'11 x 8'10 with a range of modern base, wall and drawer units with work surface over, stainless steel sink and drainer unit, electric oven, Gas hob with stainless steel filter hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, window to rear and door to garden.

First floor landing with hatch to loft space

Bedroom One 16'6 x 9'10 with window overlooking garden, built in cupboard.

Bedroom Two 16'6 x 10'2 with window to front aspect

Bedroom Three 9'11 x 6'11 with window to front aspect and stair bulk head

Bathroom with modern white suite comprising panelled bath with shower over and glass screen, WC, pedestal wash hand basin, tiled walls, obscure window to garden.

Outside to the front of the property is a flat, gravelled parking area with ample room for two large cars, pathway leading to the passageway and onto the front door. The large sunny garden to the rear has been recently upgraded with new, level patio seating area, gate to the passageway, wooden balcony and paved pathway leading down to the end of the garden. Large lawned area, wooden shed with paving.

Early viewing of this property is highly recommended strictly via the selling agents 01460 247800.



TOTAL FLOOR AREA: 93.9 sq.m. (1010 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	
(81-91)	B	
(69-80)	C	79
(55-68)	D	64
(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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