

**Harding's Court, Palmer Street, South Petherton,
TA13**

Guide Price: £89,000

Leasehold

Harding's Court, Palmer Street, South Petherton, TA13

ATTENTION INVESTORS!!! Exciting opportunity to purchase a a one bedroom ground floor apartment in a small, exclusive development in the centre of the sought-after village of South Petherton and offered with no onward chain and in need of renovation giving the opportunity to really put your own stamp on it. Excellent investment or buy to let property. Early viewing recommended.

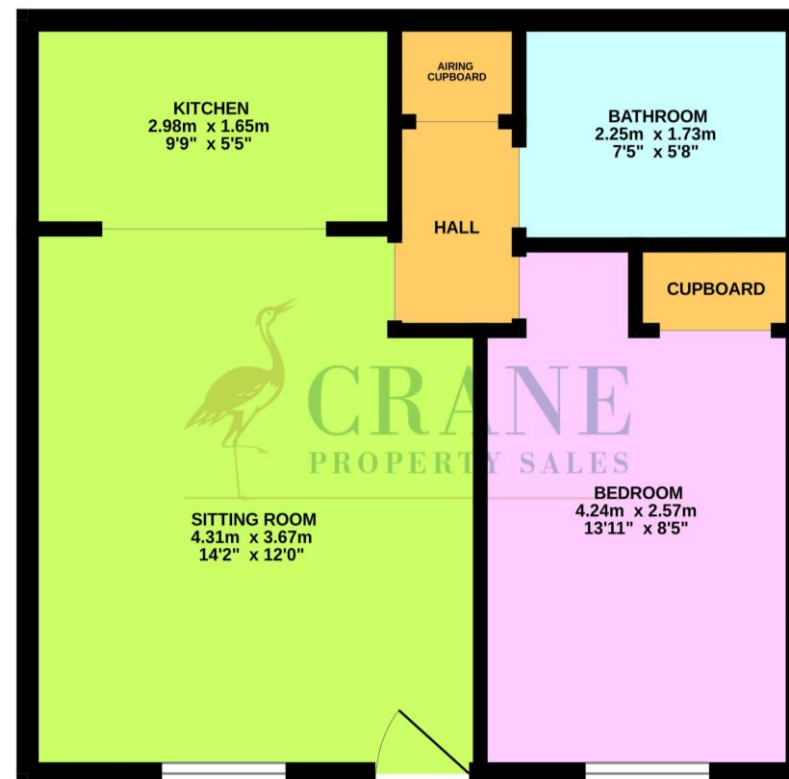
South Petherton is a beautiful Somerset village set in attractive surrounding countryside yet just half a mile from the A303 roadway and offers a wide range of shopping facilities two schools, library, pub, churches, hospital, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus 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 in brief offers a part glazed timber front door opening into sitting room with opening through to a kitchen area, small hall area, airing cupboard with hot water cylinder, bathroom area, bedroom with built in cupboard. Outside the property is approached by a pathway from the private paved driveway off Palmers street and an allocated parking space.

Agents Note: The property has had the original kitchen and bathroom fittings removed and is offered as a blank canvas.

Agents Note: There is an annual maintenance charge of £1200 per year.

GROUND FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 37.2 sq.m. (401 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(2-35)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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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.