



Beaufort Gardens, South Petherton, TA13

Asking Price: £425,000

Freehold

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Offered with the benefit of no onward chain, 13 Beaufort Gardens is a 4-bedroom detached house with modern fitted kitchen, wonderful garden and double garage located in a quiet no through road on the village outskirts.

With accommodation providing a Sitting Room, Kitchen, Dining Room, separate WC, 4 Bedrooms and family Bathroom, the property also benefits from a Gas Central Heating system with wall mounted boiler, double glazing throughout and a detached double garage.

Accommodation:

Covered Porch area with part glazed door to:

Entrance Hallway 12'10 x 4'11 with window to front aspect, stairs rising and storage cupboard.

Sitting Room 20'7 x 11'5 with dual aspect windows, stone fire surround and hearth with inset electric fire, carpet.

Cloaks/WC with low level WC, wash hand basin with cupboard under, wall mounted cabinet, obscure window to rear, wood effect flooring.

Kitchen 11'4 x 08'6 with a range of wall, base and drawer units and work surface over, wall mounted Gas boiler.

Inset sink and drainer unit, induction hob with filter hood over, eyelevel double electric oven, Integrated undercounter fridge, slimline integrated dishwasher, window overlooking garden, wood effect flooring.

Dining Room 9'8 x 7'6 with hatch through to kitchen and window to front aspect, wood effect flooring.

Storage cupboard under stairs with mains Gas meter and shelving, carpet.

Stairs rise from the entrance hallway to the first floor spacious Landing 15'2 x 8'4 with airing cupboard housing the hot water cylinder and shelving and a further cupboard with shelving, window to front making the area very light and airy, carpet throughout.

Bedroom One 11'9 (to door recess) x 10'04 with window to front aspect, two built in wardrobes with shelving to the side, tall oval mirror fixed to rear of door, carpet.

Bedroom Two 11'9 (to door recess) x 9'9 with window overlooking rear garden, carpet.

Bedroom Three 10'10 (to recess) x 7'8 with window to front aspect, built in wardrobe, carpet.

Bedroom Four 8'5 (to recess) x 7'6 with window to front aspect, built in wardrobe, carpet.

Family Bathroom with wood panelled bath and shower over, pedestal wash hand basin, low level WC, wall mounted corner mirrored cabinet, obscure window to rear, fully tiled walls, vinyl flooring.

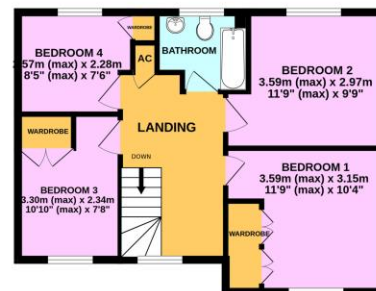
Outside to the front of the property is lawn with pathway, mature shrubs and trees. Driveway leads to the:

Double Garage 17'2 x 15'11 with two up and over doors, light and power.

The rear garden, which can be accessed via a wooden gate from the driveway. Lawn with gravelled area, mature trees and shrubs, small greenhouse, two wooden sheds.

Early viewing strictly via Cranes is recommended on 01460 247800

1ST FLOOR
48.2 sq.m. (519 sq.ft.) approx.



GROUND FLOOR
73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA: 121.4 sq.m. (1306 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		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW

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.