



St James Street, South Petherton, TA13

Guide Price: £169,000

Leasehold

St James Street, South Petherton, TA13

Offered with the benefit of no onward chain and available for immediate occupation, we are pleased to bring to the market this spacious, self contained second floor apartment situated in the town centre and is within immediate reach of a wide range of local amenities.

The property is well appointed and was upgraded and modernised in recent years. Particular features include its own external staircase to the front door, high ceilings, sash windows, two large double bedrooms both with ensuites, a Gas fired central heating system, entrance hall with cloakroom/utility room, large sitting/dining room with period fireplace (sealed) and deep bay window and kitchen/breakfast Room with a good range of modern units complete with double oven, built in hob, built in fridge freezer and dishwasher.

Accommodation

Private external spiral staircase leading to part glazed front door opening to:

Hallway with open cloaks/storage area 7'9 x 3'4 and short staircase leading to the main L-shape hallway with doors to all rooms.

Utility/WC with low level WC, wash hand basin, extractor fan, plumbing for washing machine.

Kitchen/Breakfast Room 14' x 9'5 with a range of modern wall, base and drawer units with work surface over. 5-ring Gas hob with stainless steel hood over, electric double eye-level oven, integrated dishwasher, one and a half bowl stainless steel sink and drainer, housing for integrated fridge freezer (currently contains free standing fridge freezer), space for table and chairs, wall mounted Gas boiler, window to side.

Sitting/Dining Room 18' x 15'10 plus 8' x 3'4 bay. A fabulously bright and sunny room with window seat to bay and fireplace (not in use).

Bedroom One 18' x 13'10 (max) plus 8' x 3'4 bay. Another wonderfully bright and sunny room with double fitted wardrobes and door to:

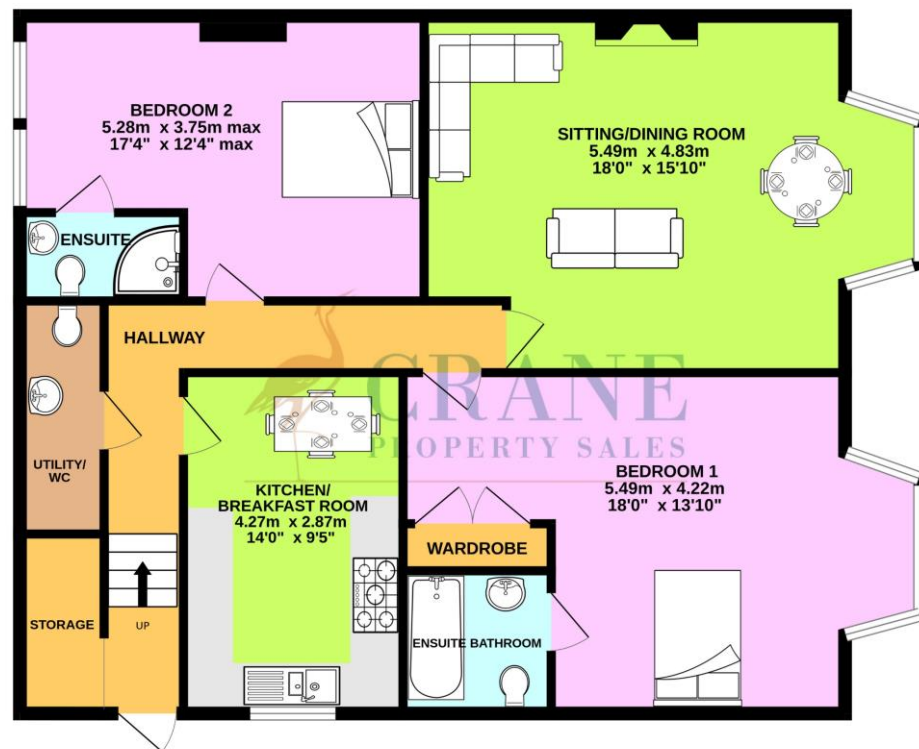
Ensuite Bathroom with panelled bath, shower over and glass screen, pedestal washbasin, low level WC, extractor fan, heated towel rail, mirrored wall cabinet with LED lights, tiled floor and walls.

Bedroom Two 17'4 (max) x 12'4 with two windows to rear aspect offering lovely views, door to:

Ensuite Shower Room with large corner jacuzzi shower with jets, low level WC, wash basin, tiled floor and walls, heated towel rail, extractor, mirrored cabinet.

Agents notes - the Lease is 125 years from 1st January 2018. Details of service charges etc available upon request from the selling agent.

SECOND FLOOR
102.4 sq.m. (1102 sq.ft.) approx.



TOTAL FLOOR AREA: 102.4 sq.m. (1102 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	66	
(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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