

Lampreys Lane, South Petherton, TA13

Guide Price: £240,000

Freehold

Lampreys Lane, South Petherton, TA13

Offered with the benefit of no onward chain, No. 40 Lampreys Lane is brought to the market in excellent condition and located in a quiet area only a few minutes level walk to the village centre with all its many shops and amenities.

Perfect as a first time buy, a buy to let or simply as a great, easy to manage home, this cottage has been very well looked after both inside and out. It benefits from a Gas central heating system and double glazing, a lovely private garden with seating area and lawn and two parking spaces just outside the back gate.

The historic village of South Petherton offers a great selection of shops and amenities including boutique stores, a butcher, bakery, greengrocer, wine merchant, pharmacy, newsagent, pub, cafes and top-rated restaurant HOLM. There is a small hospital, doctors' surgery and pharmacy as well as a vets. The village has an active community spirit and welcomes the annual Folk Festival and other local events throughout the year offering a variety of music, arts and culture. Yeovil to the east or the county town of Taunton to the west both offer a wider selection of shopping and recreational facilities. Communication links to the area are good, with the A303 providing links to the A30 and to the M5 at Junction 25. Mainline stations at Castle Cary, Yeovil and Taunton offer regular services to central London (less than two hours from Castle Cary) and Exeter Airport has a growing number of national and international flights, including daily flights to London City Airport.

Accommodation:

Part glazed uPVC door with storm porch over leading to Hallway with stairs rising.

Sitting Room 16'1 x 9'8 with window overlooking front aspect and door to deep understairs storage cupboard. Door to:

Kitchen/Diner 12'7 x 9'8 with a range of fitted base, wall and drawer units with worksurface over, marble effect splash backs, electric oven and hob with extractor hood over, wall mounted Gas fired boiler, space and plumbing for washing machine, space for tall fridge freezer, door opening to garden

From Hallway, stairs rising to First Floor Landing with door to Airing Cupboard.

Bedroom One 10'5 (to wardrobe fronts) x 9'8, window overlooking rear aspect, two double fitted wardrobes.

Bedroom Two 10'2 x 9'10 with window overlooking front aspect, door to deep wardrobe
Shower Room with low level WC, washbasin, wet room style shower, heated towel rail, extractor fan, mirrored wall cabinet.

Outside the property is approached from the pavement via a pathway set into a small walled front garden with shrubs. Just along from the front of the property is an archway access leading to the two allocated parking spaces. A timber gate leads back into the rear garden with patio and artificial lawn.

Additional Information

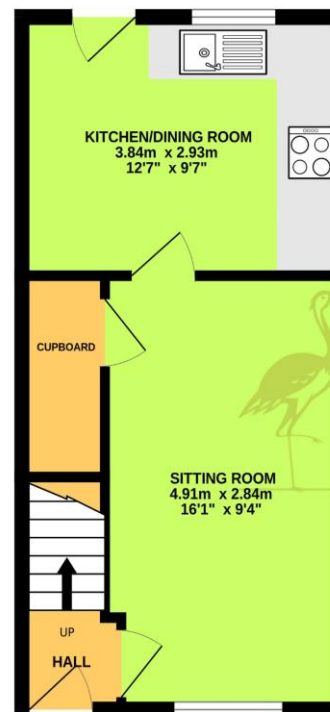
Property Age: Approximately 25-30 years Tenure: Freehold Flood risk: Very low risk

Services: All mains services connected (Gas boiler - approximately 6 years old)

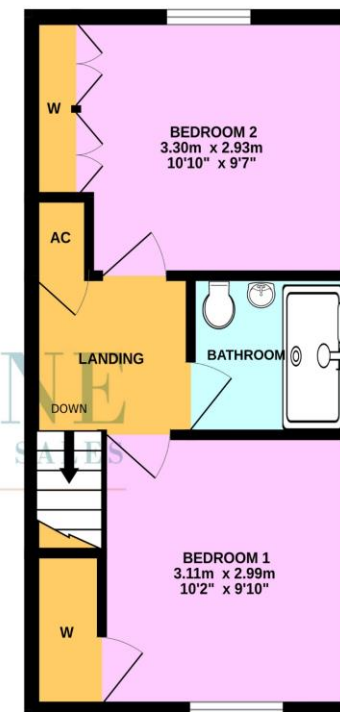
Broadband: Ultrafast available (Giga Fibre)

Mobile phone coverage: Vodafone and O2 coverage available

GROUND FLOOR
30.1 sq.m. (324 sq.ft.) approx.



1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 60.1 sq.m. (647 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		84
(69-80) C	69	
(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	

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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