



Lightgate Villas, South Petherton, TA13

Guide Price: £255,000

Freehold

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Offered with the benefit of no onward chain, this extremely well presented house is located in a quiet no-through road just a few minutes' walk to the centre of the village shop and amenities. With three double bedrooms, parking and a large garden, this house is ready to move into and perfect for a young family, superbly located for the local schools and just a stone's throw from the recreation ground. The property has been successfully rented out for many years and has been maintained with up to date Gas and Electrical Certificates in place.

Accommodation provides a spacious Entrance Hall, large Sitting Room with open plan Dining Room through to the modern and well appointed Kitchen with door opening to the garden. There is also a handy Utility Room, WC and store to the ground floor. The first floor provides a Landing with loft hatch, three double Bedrooms and family Bathroom. The property is bright and airy with double glazed windows and a Gas central heating boiler. There is wood effect flooring throughout the ground floor and carpet to the stairs and first floor. All mains services are connected. Parking for at least two cars is to the front and a superb, large garden with patio area and shed to the rear. Side access to the garden is shared with the neighbouring property.

Accommodation:

Entrance Hall 12' x 5'9" with stairs rising and part glazed uPVC front door.

Sitting Room 18'2 x 11'10" with window to front aspect and opening to

Kitchen/Dining Room 12' x 11'11" with a range of white, modern wall, base and drawer unit with dark work surface over, kitchen island, built in AEG oven, AEG induction hob with extractor over, one and a half bowl sink and drainer unit with mixer tap, wall mounted Glow Worm Gas boiler, integrated dishwasher, window and door to garden. Door to:

Utility Room 8'9 x 7'5" with plumbing for washing machine, base unit, work top with inset sink and drainer, window and door to Garden and door to:

Cloaks/WC with low level WC and corner basin.

First floor Landing with loft hatch and window to front

Bedroom One 13'1 x 12', window to rear

Bedroom Two 10'6 x 10', window to front

Bedroom Three 15'5 x 7'11, window to rear

Family Bathroom with windows to front aspect, modern suite comprising low level WC, panelled bath with folding glass screen and shower over, wash basin. Heated towel rail and extractor fan, vinyl flooring.

Outside to the front of the property is a large gravelled parking area for at least two cars and pathway leading to front door. Side passageway leads to timber gate and a beautiful and well kept rear garden with lawn, patio area, pathways, wooden shed and brick built workshop with light and power.

Property Information

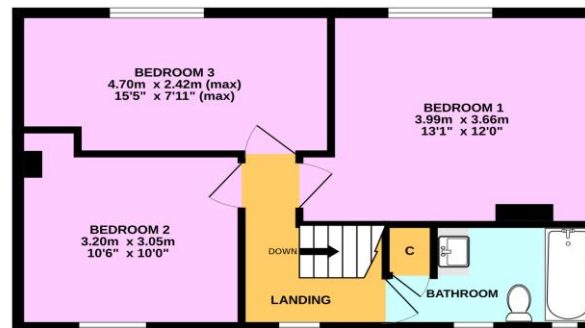
The property is subject to a restrictive covenant which refrains the property being used as anything other than a private dwelling (this does not prevent it from being let).

Flood risk stated as very low risk from rivers and sea, flooding from groundwater and reservoirs.

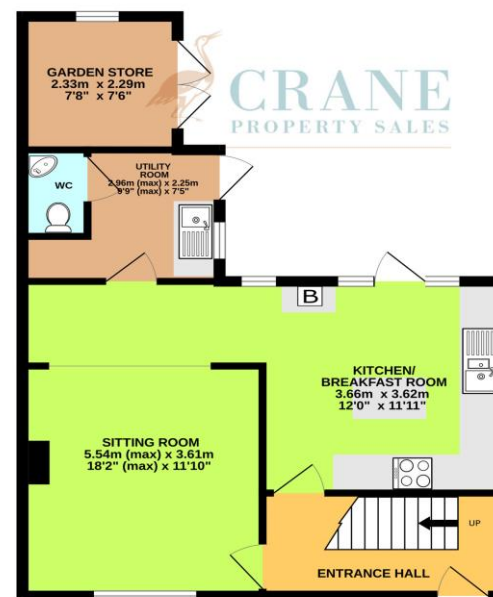
Broadband -Ultrafast broadband is available

Mobile phone coverage - Outdoor and indoor coverage is available from four main providers

1ST FLOOR
46.4 sq.m. (499 sq.ft.) approx.




GROUND FLOOR
50.9 sq.m. (547 sq.ft.) approx.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	70
(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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