



**Lime Kiln Avenue, South Petherton, TA13**

**Guide Price: £290,000**

*Freehold*

# Lime Kiln Avenue, South Petherton, TA13

We are delighted to bring to the market this beautifully presented semi-detached 3 bedroom family home. Located towards the end of a modern development within the highly desirable village of South Petherton, offering views over open countryside yet within walking distance of the local shops and amenities. With parking for 2 cars at the front and a well-maintained garden to the rear. The property benefits Gas central heating, double glazing throughout with stylish shutters to the front windows and an excellent EPC rating.

Accommodation in brief offers a bright Sitting Room, Kitchen/Dining Room, hallway and Cloaks/WC to the ground floor with three Bedrooms, ensuite Shower Room and family Bathroom to the first floor.

## Accommodation:

Part glazed front door to entrance hallway with stairs rising,  
Cloaks/WC with low level WC and wash hand basin, obscure window to front.

Door leading to:

Sitting Room 12'7 (max) x 16'1 with window to front aspect, white window shutters, door to:  
Kitchen/Diner 16'1 x 10'6 with a range of fitted base, wall and draw units with worksurface over, stainless steel sink and drainer, Gas hob with extractor over and electric oven, plumbing for washing machine, Gas combination boiler, window and French doors opening to rear garden. Door to understairs storage cupboard.

Stairs rise from the hall to the landing with hatch to loft space and doors to:

Principal bedroom 12'7 (max) x 13'6 (max) with window overlooking front aspect, white window shutters, door to:

Ensuite Shower Room with walk-in shower unit, low level WC, pedestal wash hand basin, obscure window to front.

Bedroom Two 9'3 x 9'1 with window overlooking rear garden.

Bedroom Three 6'9 x 9'1 with window overlooking rear garden.

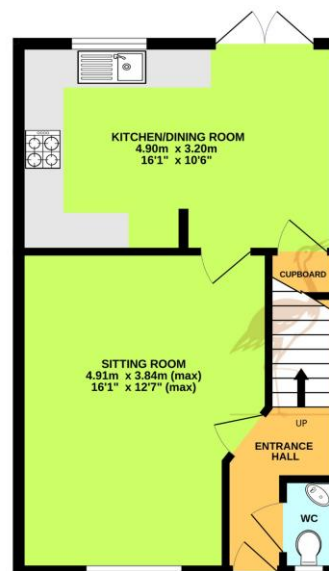
Family Bathroom with panelled bath and shower over, low level WC, pedestal wash hand basin, obscure window to side.

Outside to the front are two parking spaces with side, pedestrian access to the attractive rear garden with lawn, patio, raised planter, 2 small timber sheds and a fenced boundary.

Council Tax Band: C

Service Charge (per annum): £230.00 For the maintenance of communal areas.

GROUND FLOOR  
39.6 sq.m. (427 sq.ft.) approx.




1ST FLOOR  
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 79.3 sq.m. (854 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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](mailto:info@cranepropertysales.co.uk)

[www.cranepropertysales.co.uk](http://www.cranepropertysales.co.uk)

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

### Disclaimer

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