



St James Street, South Petherton, TA13

Offers Over: £325,000

Freehold

St James Street, South Petherton, TA13

Offered with the benefit of no onward chain, Silverdale is a picturesque, double fronted cottage, recently renovated throughout, and located in the centre of all the village amenities with the benefit of an allocated parking space.

The property has recently undergone a complete renovation project and now offers a modern, fully fitted Kitchen opening onto a Dining Room with fireplace. The Sitting Room is a wonderful bright room with an Inglenook fireplace and wood burning stove overlooking the pretty, well established rear cottage garden.

The property benefits from three double bedrooms, bathroom and ensuite shower room spread over the first and second floors, a useful study and handy rear porch and ground floor WC. Heating is via a Gas fired central heating system and double-glazed windows and rear doors.

Accommodation:

Timber front door leading to:

Kitchen 9'9 x 9'6 with newly fitted wall, base and drawer units with work surface over, Gas hob with stainless steel filter hood, electric oven, one and a half bowl sink unit and mixer tap, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, under cupboard lights, tiled floor, window to front. Opening to:

Dining Room 9'6 x 7'2 with window to front and window seat, fireplace with grate (currently not in use), tiled floor, archway to:

Sitting Room 14' x 10' plus 2'8 x 2'6 recess. Beautiful stone Inglenook fireplace with wood burning stove, window overlooking garden, tiled floor, staircase, glazed door to:

Enclosed Rear Porch 5' x 4'9 with windows and glazed door to garden, door to:

Cloaks/WC with WC and wash hand basin, window to garden.

First floor Landing with doors to:

Bedroom Two 10' x 9'4 (plus 2'5 door recess) with window to rear

Bedroom Three 9'4 x 8'6 with window to front

Bathroom with panelled bath and shower over, glass screen, pedestal wash hand basin, low level WC,

Airing Cupboard with wall mounted Gas boiler and shelving, window to rear.

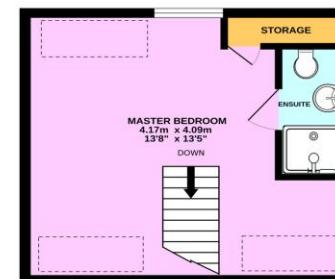
Study 8'6 x 6'4 with understair storage cupboard, window to front and stairs rising to:

Second floor Master Bedroom 13'8 x 13'5 (useable space with further restricted height space), exposed timbers, timber floor, dormer window to rear, door to deep eaves storage, door to:

Ensuite Shower Room with shower cubicle and sliding door, wash basin with vanity unit under, WC, light/shaver point, extractor.

Outside, the property is approached at the front via two steps up from the pavement. An archway (shared) to the side of the property provides vehicle and pedestrian access to the rear of the property. There is an allocated parking space and iron gate leading to the very pretty and well-established rear garden with patio, pathways, flower beds with an abundance of flowers and Summer House.

2ND FLOOR
25.7 sq.m. (276 sq.ft.) approx.

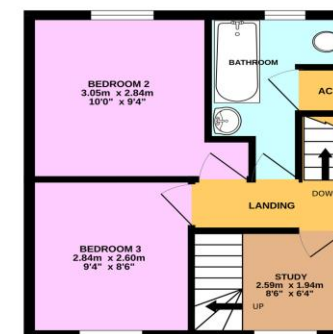


GROUND FLOOR
32.3 sq.m. (348 sq.ft.) approx.



CRANE
PROPERTY SERVICES

1ST FLOOR
30.8 sq.m. (331 sq.ft.) approx.







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

Crane Property Sales Ltd. Registered in England and Wales - 11961896
 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	82
(39-54)	E	64
(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.