



**Summer Shard, South Petherton, TA13**

**OIEO: £310,000**

*Freehold*



# Summer Shard, South Petherton, TA13

Offered with the benefit of no onward chain, 32 Summer Shard is an absolute gardener's delight. This spacious link detached bungalow is tucked away in a quiet corner of the popular Summer Shard development. Along with a pretty garden to the front, the rear garden is a great size, very private and offers great scope.

32 Summer Shard is a wonderful link detached bungalow offered with the benefit of a long driveway with ample parking, garage with adjacent workshop, sunny well established front and rear gardens with the added bonus of a summerhouse, greenhouse, shed and a lean to storage area off the side. Gas central heating via a Worcester combination boiler (approx. 3 years old) double glazing throughout and a positive input ventilation system.

South Petherton is a beautiful Somerset village set in attractive surrounding countryside yet just half a mile from the A303 roadway and offers a wide range of shopping facilities two schools, library, pub, churches, hospital, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty-two miles.

## Accommodation:

Part glazed UPVC front door leading to the entrance hallway with built in storage cupboard, hatch to roof space, positive input ventilation unit and a double built in cupboard with wall mounted gas combination boiler.

Sitting room 15'10" x 13'4" with window to front aspect.

Kitchen 11'8" x 8'8" with a range of wall, base and drawer units with work surface over. One and a half bowl stainless steel sink and drainer, plumbing for washing machine, freestanding oven, window and door to rear covered porch.

Bedroom one 11'10" x 10'8" with window to front and built in double wardrobe.

Bedroom two 10'11" x 9'1" with window to rear aspect and built in double wardrobe.

Shower room with walk-in shower unit, low level WC, hand washbasin with storage cupboard under, obscure window to rear and electric shaver point.

Outside to the front of the property is a lawned garden with flower border, side pedestrian access to lean to storage area with further access to rear garden via a wooden gate. Long driveway with ample parking and access to garage.

Garage 16'4" x 8'4" up and over door, fitted with light and power, window and door leading to adjacent workshop.

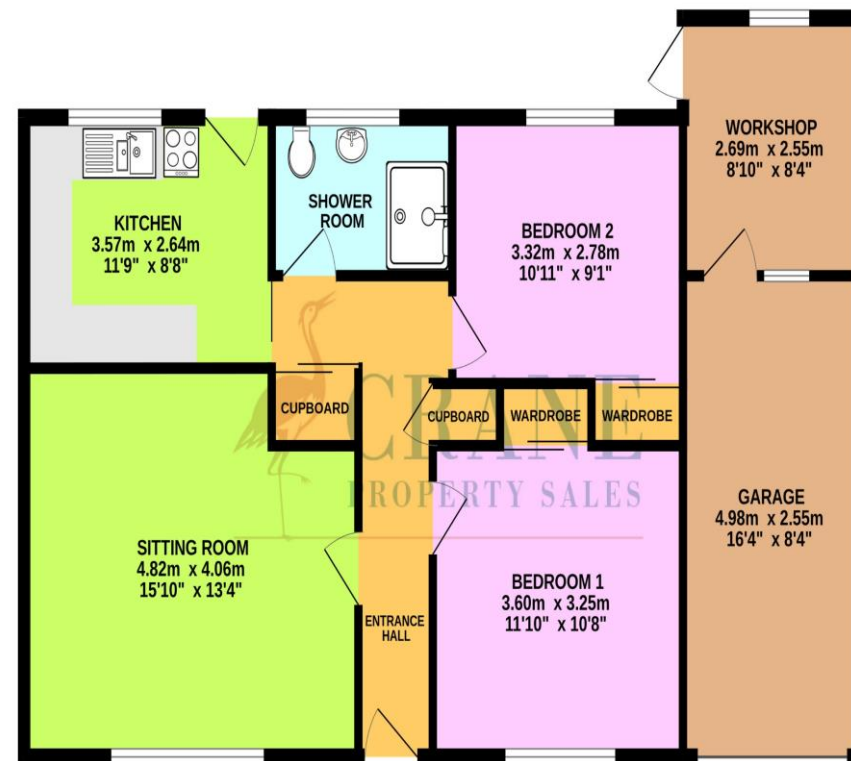
Workshop 8'10" x 8'4" with window and door to rear garden, light and power, door to garage.

Rear garden is a good size and has been attractively landscaped with lawns, paved patio and gravel areas with a variety of mature shrubs and trees, garden shed, greenhouse and timber summer house with veranda 10'4" x 8'4".

Outside tap, side pedestrian access.

Early viewing strictly via Cranes is recommended on 01460 247800

GROUND FLOOR  
83.1 sq.m. (894 sq.ft.) approx.



TOTAL FLOOR AREA: 83.1 sq.m. (894 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+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>71</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

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### 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.