



**Watergore, South Petherton, TA13**

**Guide Price: £325,000**

*Freehold*

# Watergore, South Petherton, TA13

Offered with the benefit of no onward chain, Moondown is a beautifully presented and recently renovated bungalow located on the outskirts of South Petherton towards the end of a no-through road on a level plot.

The property has undergone a series of works including rewiring, replumbing, new kitchen and redecoration throughout. All windows are double glazed and there is an oil fired central heating system. Plenty of driveway parking and a good-sized private garden with fields behind. Accommodation provides a spacious and bright Sitting Room off a useful enclosed porch, fully fitted modern Kitchen, three double bedrooms, two with built in wardrobes, Shower Room and ample storage throughout.

## Accommodation:

Part glazed with stained glass feature uPVC front door to Porch 4'7 x 3'7 with places for both coats and boots storage. Glazed door to:

Sitting Room 17'2 x 15'3 with picture window to front aspect and feature "porthole" double glazed window in stone surround to side, heating thermostat control, glazed door to:

Hall with double Airing Cupboard with radiator and shelving, further, capacious store cupboard 5'10 x 3' with central heating controls and electric meter. Doors to:

Kitchen 9' x 8'9 with a range of modern fitted wall, base and drawer units with worksurface over, integrated dishwasher and tall fridge freezer, electric hob with stainless steel filter hood over, electric oven, plumbing for washing machine, stainless steel sink and drainer, window overlooking garden and part glazed door to side.

Bedroom One 14' (max) x 9'2 with window to rear aspect and double built in wardrobe.

Bedroom Two 10'10 x 7'10 with window to rear aspect and built in wardrobe.

Bedroom Three 14'7 x 9' with window to front aspect, hatch to loft space.

Shower Room with double walk-in shower cubicle, extractor fan, tall chrome heated towel rail, low level WC, pedestal washbasin, obscure window to side aspect.

Outside to the front of the property is a large, gravelled driveway with parking for at least 4 cars, accessed from the lane via metal gates, flower beds with established trees and shrubs. Side access leads round to the private rear garden with patio, lawn, established planting, shed, modern oil tank and oil-fired boiler. Beyond the garden are fields.

## Property Information:

We understand there are no rights of way, covenants or tree preservation orders associated with this property.

Flood risk stated as very low risk from all sources

Council Tax Band C:

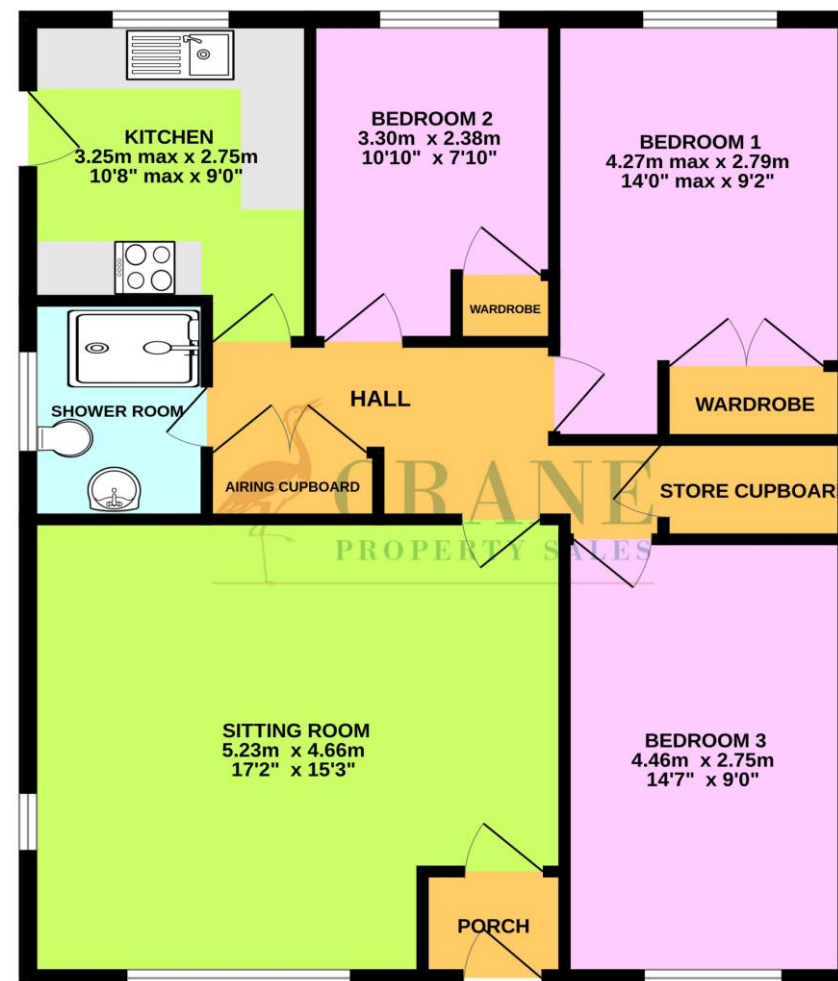
Services – Mains electricity and water are connected, oil central heating, mains drainage.

Ultrafast broadband available

Mobile phone coverage - Outdoor coverage is available from four providers, indoor from two providers for both voice and data


Agents Note: The current EPC rating reflects the property prior to the recent renovations.

GROUND FLOOR  
77.8 sq.m. (837 sq.ft.) approx.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>52</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.