



**Owl Street, East Lambrook, South Petherton,
TA13**

Guide Price: £635,000

Freehold

Owl Street, East Lambrook, South Petherton, TA13

We are delighted to bring to market this superbly presented and extremely spacious detached bungalow set in a 0.3 acre (approx) plot, set back from the road with completely private gardens looking out to countryside to front and rear.

Located in the heart of the quiet village of East Lambrook, The Firs has been lovingly and sympathetically updated by the current owners including the addition of solar panels both for electricity (currently receiving c£1300pa from the national grid) and for hot water. The spacious accommodation provides a Sitting Room with feature fireplace and inset woodburning stove, Kitchen/Dining Room, Utility Room, Conservatory, four Bedrooms, two Bathrooms, Enclosed Porch, ample storage throughout and a double Garage. The setting is wonderful with open, countryside views both to the front and rear and a beautifully maintained level rear garden. Oil fired central heating system.

Accommodation:

Glazed door to enclosed Porch 9'8 x 5'1 with door to Hallway with large Airing Cupboard with hot water tank, shelving and electrics for the hot water solar panels.

Sitting Room 17'10 x 14'7 a bright and spacious room with feature stone fireplace and inset wood burning fire, picture window to front and further window to side.

Kitchen/Dining Room 19'8 x 17'10 with a range of fully fitted base, wall and drawer units with work surface over. Integrated dishwasher, Gas hob (run by LPG Gas from tank) with extractor over, breakfast bar, sink and drainer unit, double eyelevel electric oven. Door to:

Utility 10'1 x 5'1 with tall cupboard, window to side and door to garden, work surface, space for fridge/freezer and plumbing/space for washing machine and tumble drier. Door to:

Conservatory 12'10 x 5'1 with further door to front.

Master Bedroom 15'5 (max) x 11'2 with picture window to garden, double fitted wardrobes, door to:

Ensuite Bathroom with underfloor heating, panelled bath, WC, pedestal washbasin, walk in shower with glass door and window, obscure window to rear, heated towel rail. Fully tiled floor and walls.

Bedroom Two 12'2 x 11'8 with double fitted wardrobes and window to front.

Bedroom Three 11'10 x 9' with double fitted wardrobes and window to front.

Bedroom Four/Study 8'2 x 7' with window to rear.

Family Bathroom with panelled bath, walk in shower with glass door, low level corner WC, pedestal washbasin, obscure window to garden, tiled floor and walls.

Outside the property is approached via a tarmac driveway offering plenty of parking - extra parking also available at the bottom of the driveway. The front garden is laid to lawn with mature shrubs.

Garage 17'3 x 16'9 with two up and over doors, window and door to side, worktop and storage units to the rear. A further store is found to the rear of the Garage with double doors.

Access to the rear garden is available via locked gates at both sides of the bungalow. The rear garden is absolutely stunning with level lawn, pathways, patio area, beautifully maintained shrubs and trees. Outside electric point and two water taps. There is a summerhouse along with two sheds and a greenhouse. The oil and LPG tanks are both hidden away from view.

Property Information

We understand there are no rights of way, covenants or TPOs Flood risk stated as very low risk from all sources

Services – Mains electricity and water are connected, oil central heating with LPG tank supplying the gas hob only, , mains drainage

Broadband - Superfast broadband available

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

GROUND FLOOR
175.8 sq.m. (1893 sq.ft.) approx.



TOTAL FLOOR AREA : 175.8 sq.m. (1893 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.