



36b Silver Street, South Petherton, TA13

Guide Price: £363,000

Freehold

36b Silver Street, South Petherton, TA13

Offered with the benefit of no onward chain, we are delighted to bring to the market this four bedroom detached property which having been in the current ownership for around 50 years is ready for a new owner to enjoy updating and making their own.

Conveniently situated only a few minutes' walk from all the shops and amenities that South Petherton has to offer, the property sits gable end onto Silver Street with the majority of the house tucked away behind wooden gates offering a great deal of privacy. There is easy to maintain sunny patio garden and ample parking. Heating is via an Oil-fired central heating system.

Accommodation in brief provides 4 double bedrooms, Master and ensuite bathroom accessed via a private staircase, family bathroom to the first floor and spacious kitchen, garden room, sitting room and dining rooms along with cloaks/WC and ample storage to the ground floor.

Accommodation:

Front door opens to hallway with ample room for coat hanging, stairs rising and WC with low level WC and corner wash basin, window to front.

Kitchen/Breakfast Room 14'10 x 12'6 with a range of fitted wall, base and drawer units with worktop over, integrated fridge/freezer, Oil fired boiler, plumbing for dishwasher/washing machine, walking in storage cupboard and further built in cupboard, sink unit, large window to garden, electric hob and double electric oven.

Garden Room 12' x 8'4 with French doors to garden, plumbing for washing machine, shelving with cupboard under.

Sitting Room 17'10 x 17'8 with large picture window to garden, fireplace with fitted electric fire, wall lights, door to:

Lobby with further external door opening to driveway.

Dining Room 17'6 x 12'6 with two windows to garden/driveway, stairs rising to:

Master Bedroom 12'6 x 10'10 with dual aspect windows and door to:

Ensuite Bathroom with panelled bath, low level WC, pedestal wash hand basin and obscure window. Large storage cupboard with shelving.

Stairs from main hallway rise to Landing with doors to:

Bedroom Two 16'1 (to wardrobe face) x 9'7 with a range of built in mirror front wardrobes, Airing Cupboard with hot water cylinder and shelves. Windows to front aspect, further internal window to staircase.

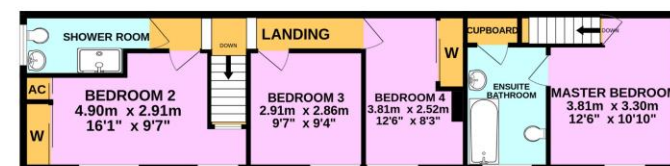
Bedroom Three 9'7 x 9'4 with window to front aspect.

Bedroom Four 12'6 x 8'3 with built in double wardrobe with mirror front, window to front aspect.

Bathroom with low level WC, pedestal wash hand basin, shower cubicle with electric shower, heated towel rail, obscure window to side.

Outside the property is parking for one car in front of a set of large double timber gates and further parking behind the gates for at least 2 more cars. There is a sunny patio garden which is very private with raised beds. A Garden Store/Shed is attached to the property.

1ST FLOOR
61.8 sq.m. (665 sq.ft.) approx.



GROUND FLOOR
87.9 sq.m. (946 sq.ft.) approx.



TOTAL FLOOR AREA: 149.7 sq.m. (1612 sq.ft.) approx.

While 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+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	32
(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.

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