



**Summer Shard, South Petherton, TA13**

**Guide Price: £195,000**

*Freehold*



# Summer Shard, South Petherton, TA13

Offered with the benefit of no onward chain, no. 72 Summer Shard is located in a quiet neighbourhood with a particularly attractive position offering not only a private courtyard garden to the rear, but a beautiful, sunny front garden with only a pedestrian footpath between the garden and the open outlook onto the field beyond. With the benefit of a Garage plus two further parking spaces and easy access directly via the gate to the courtyard, this bungalow is a rare find.

With double glazing and Gas central heating, although the bungalow could benefit from a cosmetic upgrade, and offers superb potential, it is also perfectly habitable as it is.

The historic village of South Petherton offers a great selection of shops and amenities including boutique stores, a butcher, bakery, greengrocer, wine merchant, pharmacy, newsagent, pub, cafes and top-rated restaurant HOLM. There is a small hospital, doctors surgery and pharmacy as well as a vets. The village has an active community spirit and welcomes the annual Folk Festival and other local events throughout the year offering a variety of music, arts and culture. The village is surrounded by beautiful countryside perfect for walks, cycling etc. Yeovil to the east or the county town of Taunton to the west both offer a wider selection of shopping and recreational facilities. Communication links to the area are good, with the A303 providing links to the A30 and to the M5 at Junction 25. Mainline stations at Crewkerne, Castle Cary, Yeovil and Taunton offer regular services to central London (less than two hours from Castle Cary) and Exeter Airport has a growing number of national and international flights, including daily flights to London City Airport.

## Accommodation:

Double Glazed enclosed Porch 8'8 x 2'9 with part glazed door to:

Hallway 10'x 3' with door to Airing Cupboard with shelving and hatch to loft space.

Sitting Room 14'10 x 10' with window to front aspect and door to:

Kitchen 8'8 x 8'8 with a range of base, wall and drawer units with work surface over, AEG Gas hob with extractor over and AEG electric oven, stainless steel sink and drainer unit, window and part glazed door to:

Conservatory/Utility 8'6 x 5' with work surface, plumbing for washing machine, door to rear courtyard garden.

Bedroom 11'3 (to wardrobe face) x 10' with double built in deep wardrobe, window to rear aspect.

Bathroom with panelled bath, shower over and glass screen, wash basin, WC, obscure window to Porch, shaver point, mirror.

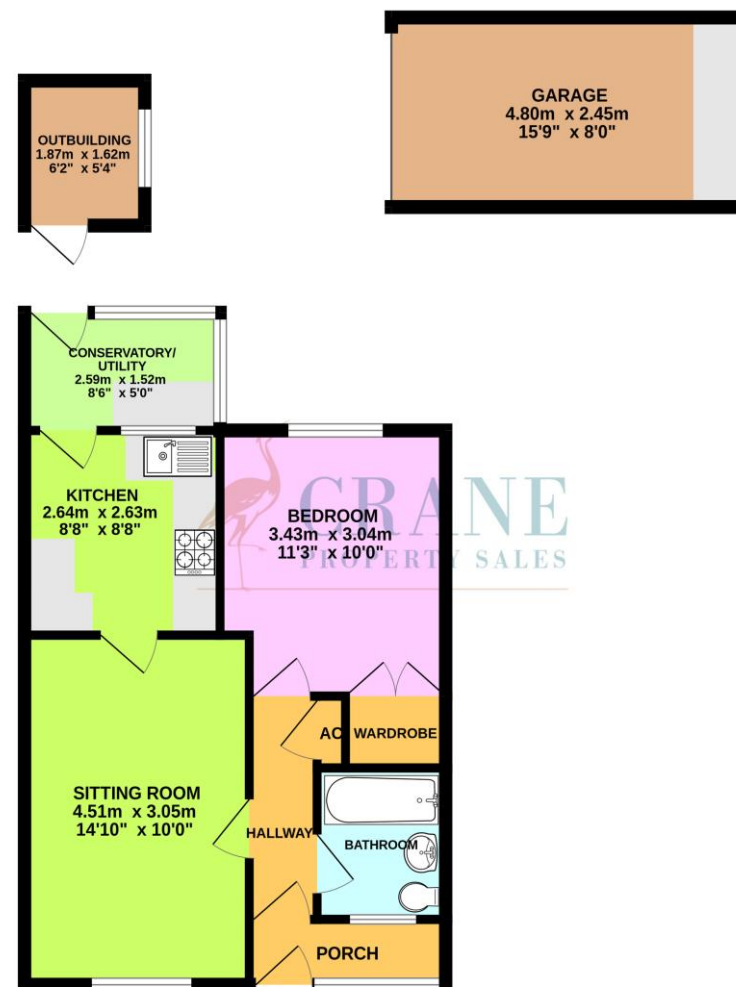
Outside the front of the property is approached via a pathway leading to the pretty, landscaped front garden with pathways, lawn, planting and a superb open view to the front. The rear of the property is accessed via a timber gate and is paved with the addition of a brick shed/outbuilding 6'2 x 5'4. Just beyond the rear gate is the Garage 15'9 x 8' with up and over door (one of a block of garages) with a large parking space outside the garage and a further private parking space at the end of the garage block. Parking is also easily available on the road directly outside the rear gate.

## Property Information:

Flood risk stated as very low risk from all sources. Tenure –Freehold. Council Tax Band B

Services – Mains electricity, Gas and water/drainage are connected. Broadband - Ultrafast broadband is available  
Mobile phone coverage - Outdoor coverage is available from four providers, indoor from two providers for both voice and data. We understand there are no tree preservation orders, rights of way or restrictive covenants on the property.

GROUND FLOOR  
59.3 sq.m. (638 sq.ft.) approx.









## Crane Property Sales- South Petherton


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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	

### 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.