



Stoodham, South Petherton, TA13

Guide Price: £230,000

Freehold

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We are delighted to bring to market this three bedroom end of terrace property located in the ever popular village of South Petherton, situated in a quiet position at the end of a small cul-de-sac and within easy walking distance from all South Petherton's shops and amenities.

The property benefits Gas fired central heating system, double glazing, three bedrooms, first floor shower room and separate WC, sitting/dining room, kitchen, rear lobby/utility with downstairs cloakroom/WC, front garden, good size well maintained rear garden with parking at the rear of the property.

Accommodation:

Covered porch area with door to:

Entrance Hall with stairs rising and understairs cupboard.

Sitting/Dining Room 20'4 x 12'2 (max) a bright, dual aspect room with large window to front aspect and French doors opening to rear garden.

Kitchen 8'10 x 8'3 with a range of modern base, wall and drawer units with worksurface over, one and a half bowl sink and drainer unit, electric oven and hob with filter hood over, integrated dishwasher, space for under counter fridge/freezer, tall pull-out larder unit, window to side and door to rear lobby/utility.

Rear lobby/utility 7'2 x 5'1 with side door and door to rear garden, plumbing for washing machine.

Cloakroom/WC with low level WC and hand basin.

First floor landing with window and hatch to loft space

Bedroom One 10'7 x 10'4 (max) with window overlooking garden.

Bedroom Two 9'5 x 8'3 (max) with window to front aspect, built in airing cupboard housing the wall mounted Gas fired combi boiler, additional cupboard for storage. Feature fireplace.

Bedroom Three 9'6 x 5'6 with window to front aspect and built in storage cupboard.

Shower room with low level shower cubicle and electric shower, wash hand basin with storage under, obscure window to garden.

Separate WC with low level WC and obscure window to garden.

Outside to the front of the property is laid to lawn with mature shrubs, picket fencing and low-level timber gate, a pathway and small steps lead to the front door. The large sunny L-shaped garden to the rear is laid to lawn with paved seating areas and has been beautifully maintained with various mature shrub borders and vegetable patches. Rear parking can be accessed via the driveway to the side of the property.



TOTAL FLOOR AREA : 74.6 sq.m. (803 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		86
(69-80) C	72	
(55-68) D		
(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.

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