



**Silver Street, South Petherton, Somerset, TA13**

**Guide Price: £270,000**

*Freehold*

# Silver Street, South Petherton, Somerset, TA13

Offered with the benefit of no onward chain, 60 Silver Street is a deceptively spacious, three bedroom family home of traditional build. Having benefitted from being extended, the property now boasts light and airy living accommodation.

Accommodation in brief provides an enclosed Porch leading to the spacious, 15' Sitting Room with fireplace, Kitchen/Dining Room with modern units, Study/Snug with door to garden. The first floor accommodation provides 3 bedrooms and family Bathroom. There is ample storage throughout. Outside are gardens with artificial grass and pathway to the front and patio courtyard gardens to the rear. Parking is easily found on the road in front of the property.

The property benefits from a Gas central heating system with a combi Gas boiler fitted c.5years ago and double glazing throughout.

## Accommodation:

Part glazed uPVC door to Porch with further door to:

Sitting Room 15'7" x 13'2" with window to front, fireplace with inset Gas fire, stairs rising, double doors opening to:

Kitchen/Dining Room 15'7" x 14'6" with a range of fitted modern base, wall and drawer units with worktop over. Dual fuel range oven with stainless steel extractor hood over, stainless steel one and a half bowl sink and drainer unit, plumbing for washing machine or dishwasher, window overlooking garden, understairs cupboard, space for large dining table and chairs. Door to: Study 12'8" x 7'8" with dual aspect windows plus part glazed door to garden, deep storage cupboard.

Stairs lead to First floor landing with hatch to loft space.

Bedroom One 14'1" (to wardrobe doors) x 9'3", window to front, double fitted wardrobe, Airing Cupboard with wall mounted Gas combi boiler.

Bedroom Two 10'8" (plus 2' x 3' alcove space) x 9'4" with window overlooking rear garden

Bedroom Three 11'1" x 6'1" with window to front and built in deep cupboard.

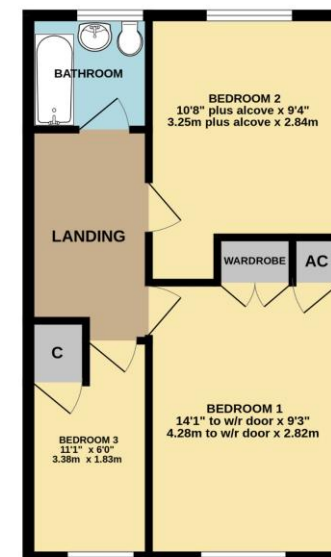
Bathroom with low level WC, pedestal washbasin, panelled bath with electric shower over and curtain.

Outside the property is approached from the pavement via a footpath with artificial lawn either side making for an attractive approach. The rear garden is a great space with both paved and gravelled areas and a shed. Rear access is via a gate to an access road.

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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.