



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

**Guide Price: £600,000**

*Freehold*



# South Street, South Petherton, Somerset, TA13

Offered with the benefit of no onward chain, 34 South Street is an immaculately presented three-bedroom detached bungalow in a sought-after position within the Conservation Area overlooking open countryside, yet within an easy walk to the village centre. This spacious property, constructed from ham coloured Bradstone, has a lovely conservatory, attractive gardens to the front and rear and a paved driveway leading to the single garage.

## Accommodation:

Covered entrance porch.

Entrance hall with door to:

Cloakroom with low level WC and wash hand basin, radiator.

Airing cupboard, and storage cupboard.

Kitchen: 15'3 x 11'4 with a range of fitted wall and floor units, built-in oven, hob, windows to the front, radiators and door to:

Utility:

With space and plumbing for a washing machine and tumble dryer, radiator, doors to the front and rear garden and door to garage.

Sitting room: 19'6 x 12'4 with large window overlooking garden, gas flame effect fire, radiators and French doors to:

Conservatory: 11'1 x 9'4 with French doors onto the garden.

Dining room: 12'4 x 9'8 with a window to the rear, radiator

Bedroom 1: 16'6 x 10'8 with window to the rear, radiator and door to:

En-suite shower room: 10'6 x 6'6 with obscured window to the front shower, WC, sink and cupboard

Bedroom 2: 12'4 x 9'9 with window to the rear, radiator

Bedroom 3: 11'4 x 9'9 with window to the front, radiator

Bathroom: with a white suite and separate shower cubicle, obscured window to the front, radiator.

## Outside:

A generous block paved driveway provides plenty of parking and leads to the:

Single garage: 18'8 x 9'8 with up and over door, window to rear and door into the lobby.

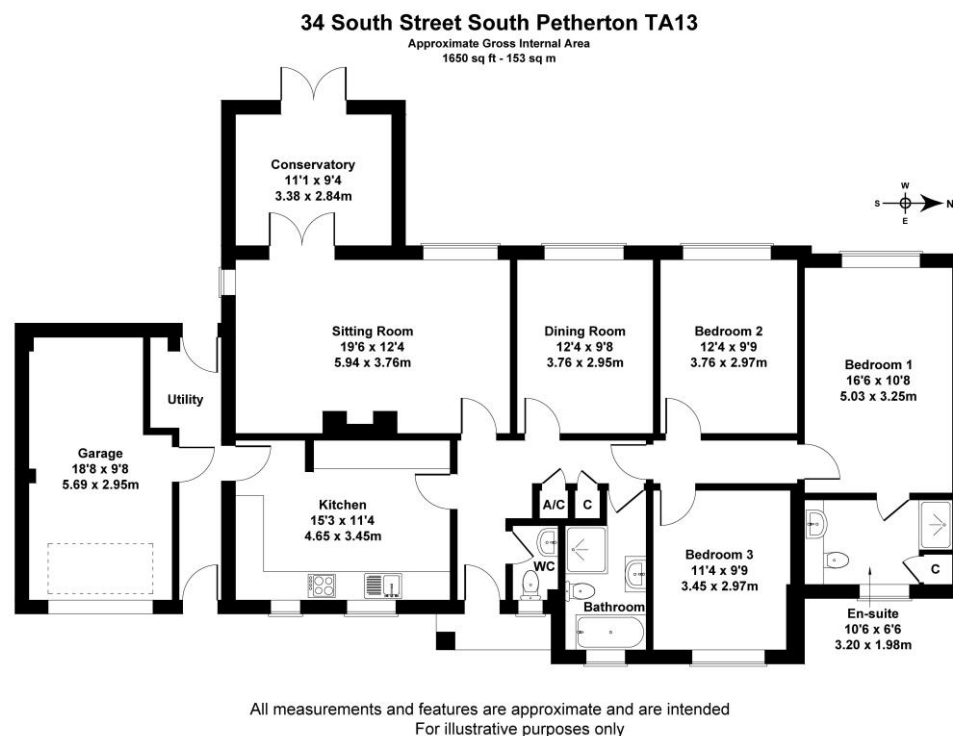
The gardens are delightful with a large level lawn to the front and side, landscaped with a range of mature shrubs. The rear garden makes the most of the stunning views across open countryside with a low hedge and established plants. A paved patio offers the perfect spot for al-fresco dining, with a further gravelled seating area that wraps around the conservatory providing a secluded space to enjoy the tranquillity this property has to offer.

## Property information:

Mains drainage, Gas central heating, double glazing throughout.

EPC: D

Council Tax Band: E









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

## Crane Property Sales- South Petherton

34 St James Street  
 South Petherton  
 Somerset  
 TA13 5BW

T: 01460 247800  
 E: [info@cranepropertysales.co.uk](mailto:info@cranepropertysales.co.uk)  
[www.cranepropertysales.co.uk](http://www.cranepropertysales.co.uk)

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### Disclaimer

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