



FOR SALE

Summer Shard, South Petherton, TA13 5DP

£225,000



ORCHARDS
ESTATES

If you're seeking a single-level, easily manageable property in the charming village of South Petherton, this home is ideal for you.

It is conveniently located near local amenities and offers easy access to the countryside.

This property is perfect for those looking to downsize.

£225,000



LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, restaurant, wine bar churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach

The bungalow is set back from the road by a front garden, laid mainly down to lawn, featuring a pathway leading to the front door, edged with mature shrubs.

Bungalow Living

Porch - The property features a storm porch at the front, providing shelter before entering through the UPVC front door into an entrance hall.

Hallway - The hallway includes an airing cupboard and access to the loft via a hatch.

Bathroom - To one side, there is a bathroom with a modern suite, including a spacious walk-in shower unit, wall-hung vanity wash hand basin, and WC. The room is tiled and has a chrome ladder-style towel radiator. The front aspect window looks out into the storm porch.

Bedroom - Beyond the hall, you'll find a double bedroom with a rear aspect window overlooking the rear courtyard and a wall radiator.

Living Room - The living room has a front aspect window which overlooks the front of the property and a wall radiator. This room is large enough to accommodate a dining table for four or more.

Kitchen - The fitted kitchen has a range of both wall and floor units and space for an electric oven and a fridge freezer. The rear aspect window overlooks the rear courtyard garden.

Utility Room - Beyond the kitchen is the utility room, with plumbing and space for a washing machine and tumble dryer. The side aspect window in the utility room overlooks the rear courtyard garden.

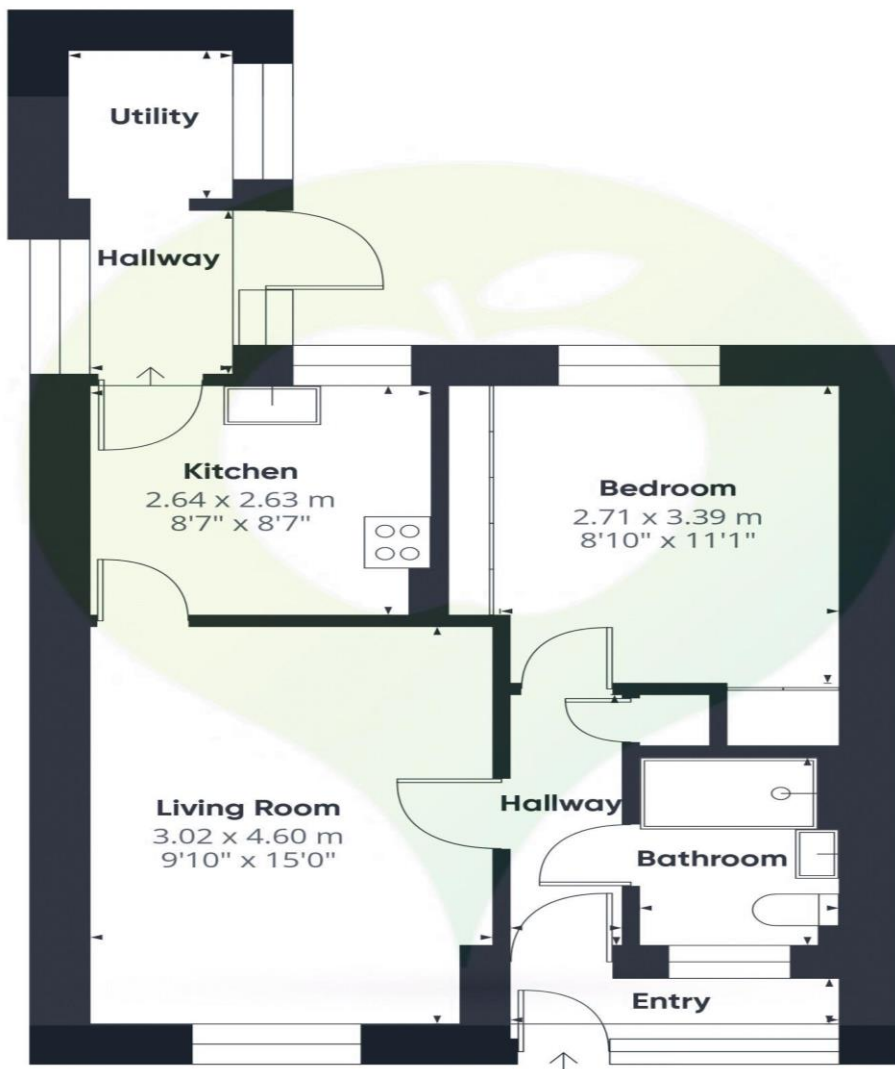
Rear Garden

At the rear, there is an easily maintained courtyard garden, fully enclosed with a rear gate.

Material Information

- Freehold Property., built c. 1960's
- EPC Rating: E (52)
- Council Tax Band: B
- Mains Gas, Water and Electric
- Combi Boiler - 10 years old, and we are reliably informed that it has been serviced regularly
- UPVc - approx. 8 years old
- Communal Parking
- Ofcom - Ultrafast available 1000Mbps
- Flood Zone - Zone 1, low rise of flooring from river or sea





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Approximate total area⁽¹⁾
 44.8 m²
 481 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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