



Plot 7 Harvest Close  
South Petherton, TA13 5FL

GeorgeJames PROPERTIES  
EST. 2014

# Plot 7 Harvest Close

South Petherton, TA13 5FL

Guide Price - Guide Price £525,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A brand new detached bungalow built to a high standard with high quality fixtures and fittings. The bungalow is situated within a lovely small exclusive development of just nine similar properties. Accommodation comprises three bedrooms, the principle bedroom has an en-suite shower room, a bathroom serves the other bedrooms. There is a sitting room/dining room with bi-fold doors leading to the garden, a quality fitted kitchen opens to a separate utility room. Outside there are gardens with patio area and access to a car port.

## Agents Note

Please note that the images shown are computer generated and are for illustration purposes only.

## Amenities

South Petherton is a small residential country town, set in attractive surrounding countryside, and has been recently voted the second best village in the country to bring up a family. Offering a wide range of shopping facilities, a day centre, two schools, Library, inn, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs along with bus services to neighbouring towns and villages. Yeovil is circa 10 miles, Crewkerne circa 6 miles (mainline station to Waterloo) Ilminster 6 miles and the county town of Taunton 18 miles with its M5 connection at junction 25 and mainline station to Paddington.

## Services

Private sewerage treatment plant and private bore hole water. Mains electricity connected. An efficient air external source heat pump provides hot water and underfloor heating.

## Entrance Hall

With built in cloaks cupboards.

## Sitting Room/Dining Room

19' 8" x 14' 10" (5.99m x 4.51m)

With window to the side and bi-folding doors leading to the rear garden. Double doors lead to the kitchen.



**Kitchen** 16' 6" x 11' 2" (5.03m x 3.40m)

With two windows to the rear, range of kitchen units with built in sink unit. Integrated appliances including fridge freezer, dishwasher, hob and oven.

**Utility Room** 9' 6" x 7' 10" (2.90m x 2.40m)

With window to the rear and door to the car port. Storage units, built in sink and space for washing machine and tumble dryer.

**Bathroom** 11' 8" x 6' 0" (3.55m x 1.82m)

With window to the side, bathroom suite comprising low level WC, wash hand basin, shower cubicle and bath.

**Bedroom 1** 14' 6" x 10' 6" (4.42m x 3.20m)

With window to the front.

**En-Suite Shower Room**

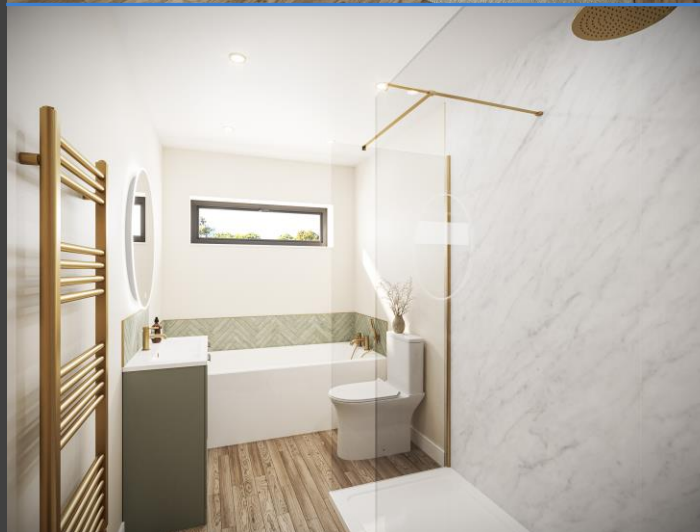
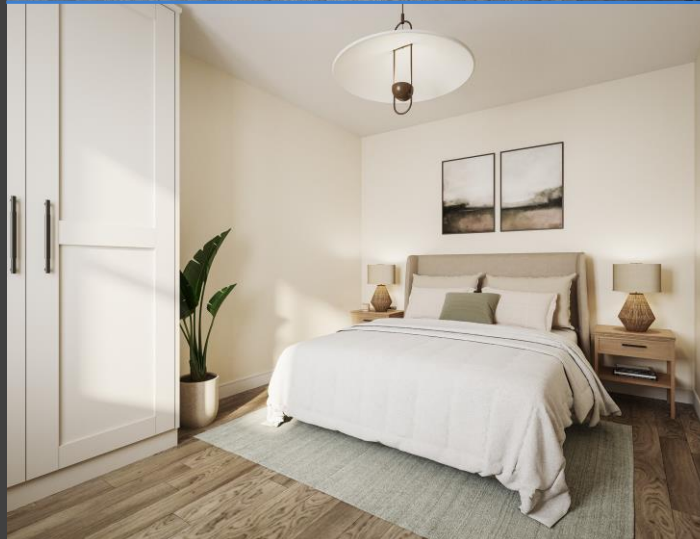
With window to the side, low level WC and wash hand basin. Shower cubicle.

**Bedroom 2** 11' 10" x 9' 6" (3.6m x 2.9m)

With window to the front.

**Bedroom 3/Study** 14' 10" x 8' 5" (4.51m x 2.56m)

With window to the side.



GROUND FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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