



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: Band D

Services: Mains Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset TA19 0DJ.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £165,000

Westend View, South Petherton, Somerset TA13 5EW

**24 Westend View
South Petherton
Somerset
TA19 5EW**

Guide Price: £165,000

- NO ONWARD CHAIN
- Semi Detached Home
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Sitting Room
- Separate Dining Room
- White Suite Bathroom & WC
- Double Glazing
- Electric Air Source Heating
- Low Maintenance Gardens



A well presented 2 double bedroom semi detached property with low maintenance gardens, all situated within Westend View, South Petherton. The property comprises; entrance porch, entrance hall, sitting room, dining room, modern fitted kitchen, rear porch, first floor bathroom and separate WC. Further benefits from double glazing and electric air source system for heating.



Entrance: 6' 5" x 3' 1" (1.95m x 0.93m)

Approached via a timber pedestrian gate heading the four steps down to the Entrance Porch with a uPVC part double glazed front door and double glazed windows to the front and both side aspects. Further part double glazed door to:

Entrance Hall

A good size hall with stairs rising to the first floor, built-in cupboard housing the electric hot air source pump system. Wall mounted cupboard housing the electric fuse box and meters. Textured ceiling.

Sitting Room: 11' 10" x 11' 2" (3.60m x 3.40m)

Double glazed window to the front aspect, wall mounted thermostat, TV point and a textured ceiling.

Dining Room: 9' 6" x 8' 0" (2.89m x 2.44m)

Part double glazed to the rear porch, built-in storage cupboard, textured and coved ceiling. Opening to:

Kitchen: 9' 5" x 8' 3" (2.87m x 2.51m)

Fitted with a modern range of light wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker with a stainless steel chimney style extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Double glazed window to the rear aspect, textured and coved ceiling.

Rear Porch: 7' 6" x 4' 6" (2.28m x 1.36m)

Constructed of uPVC double glazed windows to both sides and rear aspect. Part double glazed door to outside.

First Floor Landing

With access to the roof void, built-in cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 1: 16' 6" x 10' 2" (5.03m x 3.09m) (max)

Double glazed window to the front aspect, built-in storage cupboard and a textured ceiling.

Bedroom 2: 11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed window to the rear aspect and a textured ceiling.

Bathroom: 5' 7" x 5' 6" (1.69m x 1.68m)

Fitted with a white two piece suite comprising; panel bath with taps and wall mounted Bristan electric shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Tiled walls, obscure double glazed window to the rear aspect and a textured ceiling.

WC: 5' 6" x 2' 10" (1.68m x 0.87m)

Fitted with a low level WC. Obscure double glazed window to the rear aspect and a textured ceiling.

Outside

The outside of the property is low maintenance. The front door is approached via a timber pedestrian gate heading the four steps down to the porch. The garden is tiered and laid to gravel chippings. A path to the side leads to an outside store and onwards to a timber gate giving access to:

The south-facing rear garden is fully enclosed by a combination of brick walls and timber fencing. Mainly laid to decorative gravel chippings and paving with mature shrubs and trees planted within.