

Symonds
& Sampson

56 Summer Shard

South Petherton, Somerset

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South Petherton
Somerset TA13 5DP

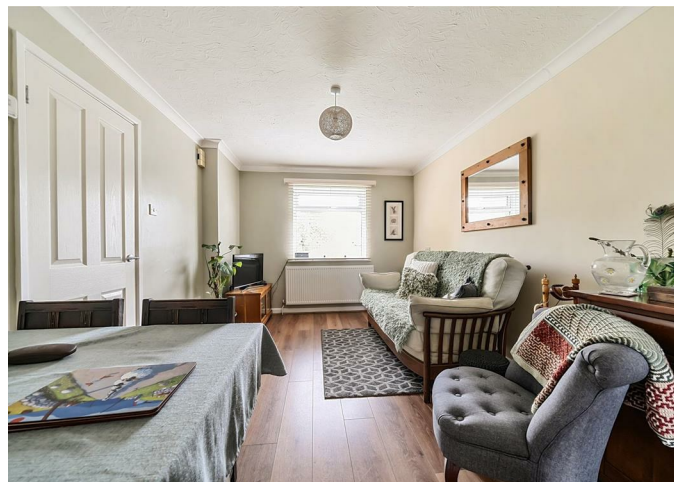
For those looking for a manageable home all on one level, this super bungalow lies in one of our most sought after villages, with facilities and countryside both within easy reach.



- Compact and easily maintained bungalow
- Within 350m of the pretty village centre facilities
- Allocated parking and separate single garage
 - Pretty courtyard style garden
- Gas central heating and UPVC double glazing
 - Beautifully presented throughout

Offers in Region Of £230,000
Freehold

Ilminster Sales
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THE PROPERTY

Perfect for those looking to downsize, this manageable home is tucked away in a quiet cul de sac handy for the centre of the village and yet also near to countryside. Having been slightly extended at the rear, it is beautifully presented and the ideal property for those looking to simply move straight in with minimal fuss.

ACCOMMODATION

With a storm porch at the front giving some shelter, the UPVC front door opens into an entrance hall with a linen cupboard and access to the loft via a hatch. A beautifully modernised shower room to one side includes a contemporary suite with spacious walk-in shower area, wall hung vanity wash hand basin and WC, complemented by large neutral wall tiles and a chrome ladder style towel radiator. Beyond the hall is a double bedroom with a lovely outlook over the rear garden.

The living room overlooks the front of the property, with a fitted kitchen beyond that includes a built-in gas hob and electric oven, with space for both your washing machine and fridge freezer. The property has been extended in the past to create an additional garden room / dining area beyond the kitchen. With full length windows and french doors to the garden, it's full of natural light.

OUTSIDE

The attractive front garden sets the bungalow back from the road, with block-paved path leading to the front door edged with perennial borders and a standard variegated holly for all year round interest. At the rear is an easily maintained courtyard garden, fully enclosed and attractively laid out with small wildlife pond, patio and ornamental tree. To one corner is a useful external store, with power connected. There is also an outside tap. A gateway leads to the rear cul de sac where there is an allocated parking space for this property, as shown on the title plan. Beyond, a single garage is located in a nearby block, visible from the rear gate.

SITUATION

The centre of South Petherton is a picture postcard village with excellent village amenities including OFSTED "Outstanding" Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant (Holm) and the local pub (The Brewers Arms) is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Railway Carriage Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce.

Frogmary Green Farm on the outskirts of South Petherton also has a wonderful café / restaurant and other facilities. The market town of Crewkerne houses the local Waitrose store and a railway connection to London Waterloo. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words///bounty.bucks.composts

SERVICES

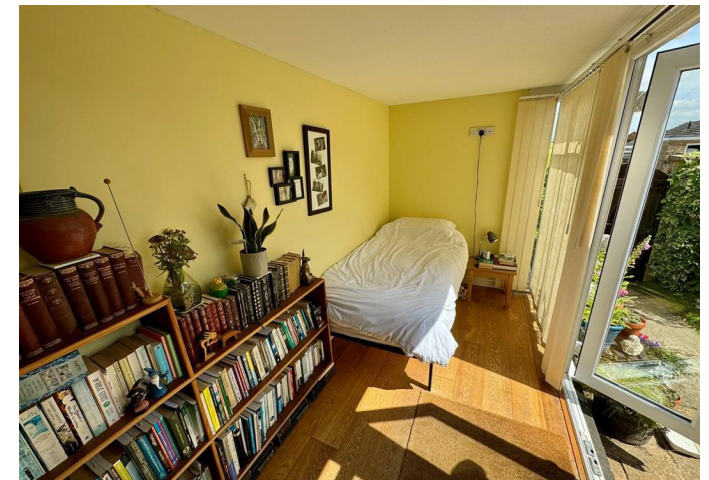
Mains electricity, water, drainage and gas are connected.

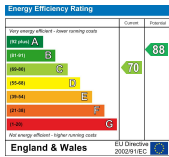
Ultrafast broadband is available in the area. Mobile signal indoors might be unavailable or limited, and you may prefer to use Wifi calling however, you are likely to receive a signal from all four major networks outside.

MATERIAL INFORMATION

Somerset Council Tax Band B

As is common, the title register includes mention of covenants / restrictive covenants and the office is happy to supply a copy of this upon request if a prospective buyer would prefer to check these via their legal representative.





Summer Shard, South Petherton

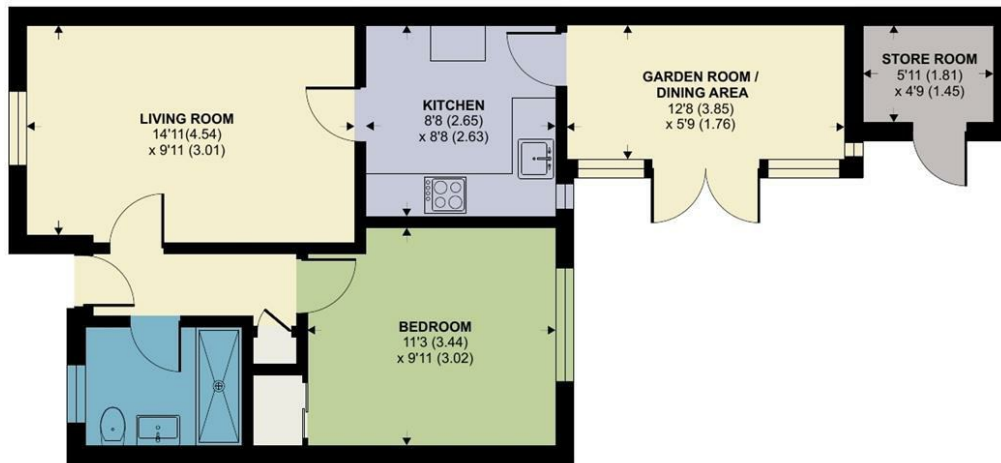
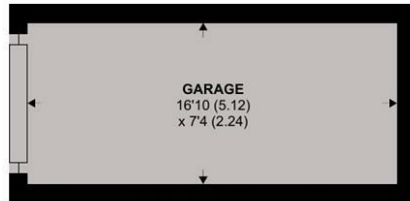
Approximate Area = 512 sq ft / 47.5 sq m

Garage = 123 sq ft / 11.4 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 661 sq ft / 61.3 sq m

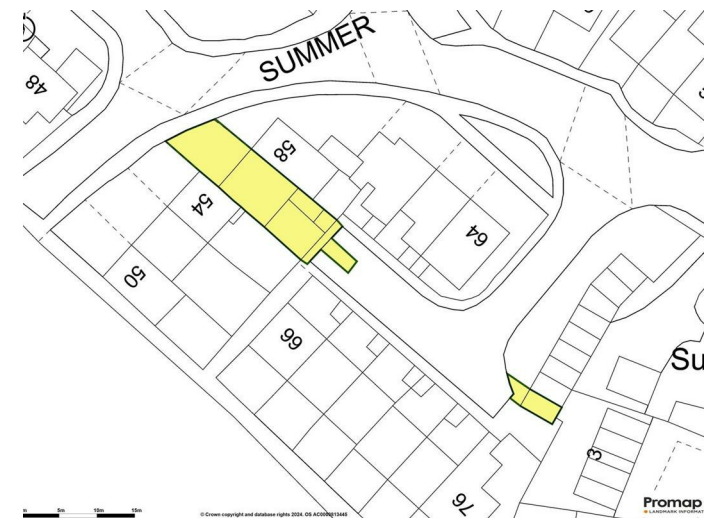
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1209292



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