



ENGLISH  
HOMES



**Chapel Field, South Petherton, TA13**

**Guide Price: £465,000**

*Freehold*



# Chapel Field, South Petherton, TA13

We are delighted to bring to the market this immaculately presented home on the popular Chapel Field development. Built in 2013 by the renowned Wyatt Homes, the property benefits from the very best of fixtures and fittings throughout and with its pretty walled courtyard garden presents a fantastic lock up and leave opportunity.

The accommodation in brief provides spacious entrance hall, dual aspect sitting room and kitchen/dining room, stunning timber framed garden room, utility and cloaks/WC to the ground floor and three double bedrooms and two bathrooms to the first floor. The garage is currently occupied as an artist's studio and the pretty courtyard garden is private and easy to maintain. Ample driveway parking. The property benefits from double glazing throughout and Gas fired central heating system with underfloor heating throughout the ground floor and radiators to the first floor.

## Accommodation

Covered porch with solid front door opening to a spacious Entrance Hall. Understairs cupboard and door to Cloaks/WC with ample space for coat and shoe storage, tiled floor.

Kitchen/Dining Room 21'6 x 10'1 with a range of modern base, wall and drawer/pan drawer units with granite worktop over, Neff appliances including electric hob with stainless steel filter hood over, double oven (including microwave oven with grill) integrated fridge freezer and dishwasher, breakfast bar, tiled floor, double doors opening onto:

Garden Room 12'7 x 10'3 with timber framed windows and French doors onto garden, tiled floor.

Sitting Room 21'6 x 10'8 a wonderfully bright, triple aspect room with French doors opening onto the garden.

Stairs rising to the spacious first floor Landing with hatch to loft space, window to front and large Airing Cupboard with shelving.

Bedroom One 19'4 x 10' with windows to rear and side aspects, built in double wardrobe with sliding doors, further built in cupboard, door to:

Ensuite Shower Room with double walk in shower unit, WC, basin, extractor fan, shaver point, obscure window to front aspect.

Bedroom Two 11'9 x 9'4 with built in double wardrobe and window to rear aspect.

Bedroom Three 10'1 x 9'5 with window to front aspect.

Family Bathroom with panelled bath, glass screen and shower over, wash basin, WC, extractor, shaver point, obscure window to rear.

Outside the property is set back from the pavement with flower/shrub borders. A double length driveway to the side with ample parking for two/three cars leads to the Garage 18'9 x 10' with barn doors to the front, personal door to rear and double glazed windows to side. The Garage is currently being used as a studio. A side gate leads to the pretty rear courtyard garden with patio seating area, chipped slate garden area with mature flower beds, trees and shrubs, ornamental pond, shed.

1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



GROUND FLOOR  
939 sq.ft. (87.3 sq.m.) approx.









## English Homes - South Petherton

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</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	

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.