



West End Close, South Petherton TA13 5HX



welcome to

West End Close, South Petherton

A great opportunity to purchase this two bedroom semi-detached house situated in the sought-after village of South Petherton. The property is being sold with the benefit of NO ONWARD CHAIN!



Ground Floor

Entrance Hall

Double glazed door to front. Fitted carpet. Telephone point. Radiator.

Cloakroom

Front aspect double glazed window. Fitted with a WC and wash hand basin. Extractor fan. Radiator.

Lounge / Diner

16' 11" plus door recess x 10' 1" (5.16m plus door recess x 3.07m)

Double glazed patio doors to rear. Front aspect double glazed window. Fitted carpet. TV and telephone point. Radiator.

Kitchen

12' 7" plus door recess x 10' 4" (3.84m plus door recess x 3.15m)

Double glazed door to rear. Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Built-in electric oven and gas hob with cooker hood over. Space and plumbing for washing machine. Under stairs cupboard. Combination boiler. Extractor fan. Radiator.

First Floor

Landing

Rear aspect double glazed window. Access to loft. Fitted carpet.

Bedroom 1

16' 11" x 10' 1" (5.16m x 3.07m)

Dual aspect room with double glazed windows to front and rear. Cupboard. Fitted carpet. TV and telephone point. Two radiators.

Bedroom 2

10' 4" x 10' 1" plus door recess (3.15m x 3.07m plus door recess)

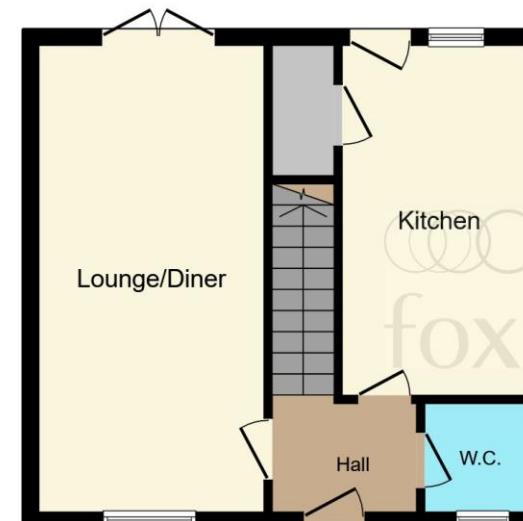
Front aspect double glazed window. Built-in wardrobe. Fitted carpet. TV and telephone point. Radiator.

Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Radiator.

Outside

The rear garden, which is enclosed within fencing, is mainly laid to lawn with a patio area. A gate gives pedestrian access to the rear.



Ground Floor

Agents Note 1

It is our understanding that the Freehold title is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note 2

There is a service/maintenance charge of £25.60 per calendar month.



First Floor



view this property online fox-and-sons.co.uk/Property/CRK106181



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

West End Close, South Petherton

- Semi-Detached House
- Two Bedrooms
- Kitchen / Diner
- Enclosed Rear Garden
- Sought-After Village Location
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£210,000



view this property online fox-and-sons.co.uk/Property/CRK106181

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRK106181 - 0004

Please note the marker reflects the postcode not the actual property



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk