



West End Court, South Petherton TA13 5HU

welcome to

West End Court, South Petherton

This end of terrace house is set in the sought-after village of South Petherton. The property, which is being sold with the benefit of NO ONWARD CHAIN, offers accommodation briefly comprising entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Outside there are gardens to front and rear



Ground Floor

Entrance Hall

Double glazed door to front. Side aspect double glazed window. Stairs rising to first floor. Telephone point. Radiator.

Lounge / Diner

19' 5" max x 11' 5" max (5.92m max x 3.48m max)
Dual aspect room with double glazed windows to front and rear. TV point. Two radiators.

Kitchen

10' 5" x 9' 7" max (3.17m x 2.92m max)
Rear aspect double glazed window. Double glazed door to rear. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Cooker. Space and plumbing for washing machine. Extractor fan.

First Floor

Landing

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

Bedroom 1

8' 8" max x 14' 9" (2.64m max x 4.50m)
Front aspect double glazed window. Storage cupboard. Boiler cupboard. Radiator.

Bedroom 2

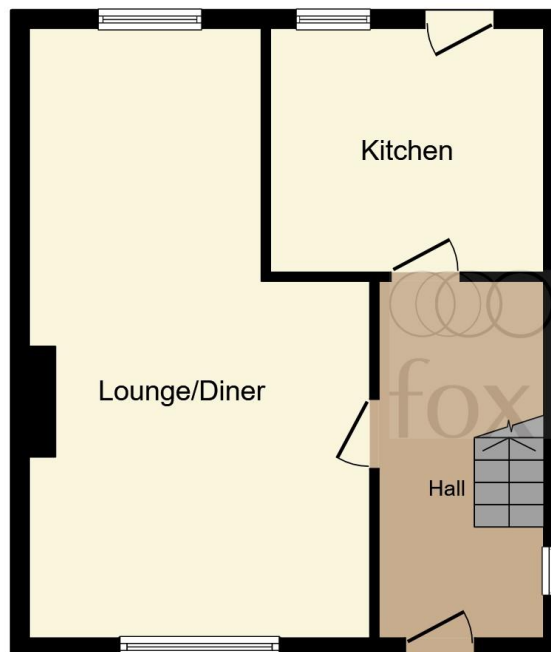
10' 6" x 10' 7" (3.20m x 3.23m)
Rear aspect double glazed window. Radiator.

Bathroom

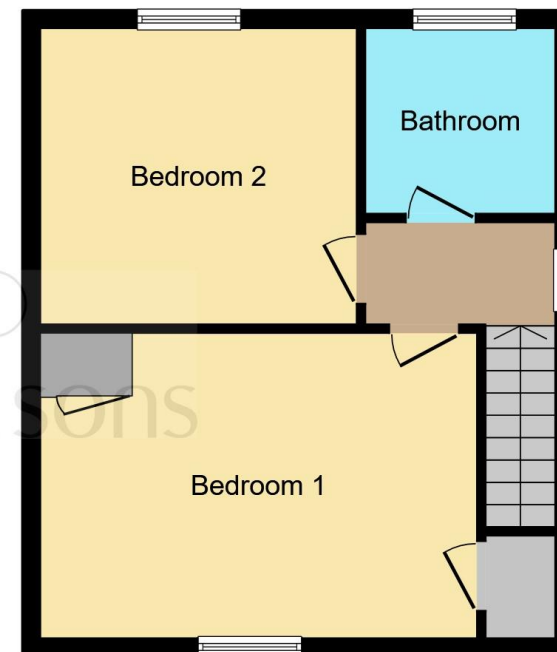
Rear aspect double glazed window. Fitted with a suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Extractor fan. Radiator.

Outside

The rear garden is laid to lawn with a patio area. There is a brick built shed.



Ground Floor



First Floor

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



view this property online fox-and-sons.co.uk/Property/CRK106272



welcome to

West End Court, South Petherton

- End Of Terrace House
- Two Bedrooms
- Lounge / Diner
- Gardens To Front And Rear
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106272



Property Ref:
CRK106272 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



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



fox-and-sons.co.uk