



Sam Close, South Petherton TA13 5FE

welcome to

Sam Close, South Petherton

A fantastic opportunity to purchase this three 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. Under stairs cupboard. Fitted carpet. Telephone point. Radiator.

Cloakroom

Rear aspect double glazed window. Fitted with a WC and wash hand basin. Fitted base units. Space and plumbing for washing machine. Extractor fan. Radiator.

Living Room

16' 11" max x 11' 4" (5.16m max x 3.45m)
Front and rear aspect double glazed windows. Fitted carpet. TV point. Radiator.

Kitchen / Diner

16' 11" x 8' 10" (5.16m x 2.69m)
Front aspect double glazed window. Double glazed patio doors to rear. 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. Boiler. Extractor fan. Radiator.

First Floor

Landing

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

Bedroom 1

12' 3" x 9' 11" (3.73m x 3.02m)
Front aspect double glazed window. Built-in wardrobe. Fitted carpet. Radiator.

Bedroom 2

12' x 8' 3" plus door recess (3.66m x 2.51m plus door recess)
Front aspect double glazed window. Cupboard. Fitted carpet. Radiator.

Bedroom 3

8' 6" x 8' (2.59m x 2.44m)
Rear aspect double glazed window. Fitted carpet. 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 enclosed rear garden is laid to patio and lawn. A gate at the side gives access to the two allocated parking spaces.

Agents Note 1

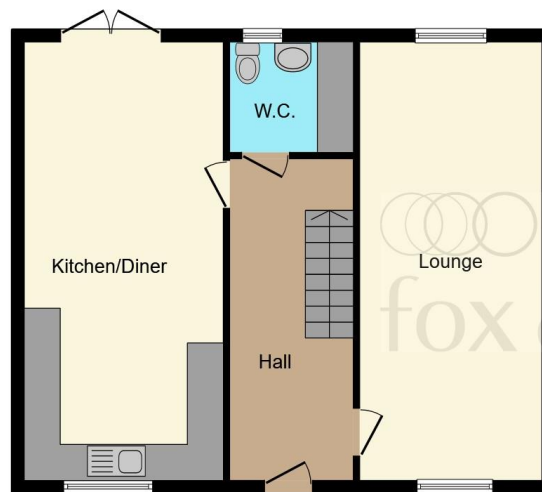
Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.

Agents Note 2

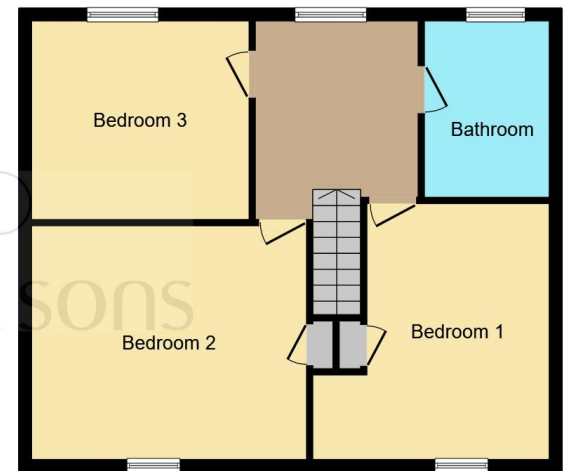
It is our understanding that the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note 3

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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



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welcome to

Sam Close, South Petherton

- Semi-Detached House
- Three Bedrooms
- Kitchen / Diner
- NO ONWARD CHAIN!
- Sought-After Village Location

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

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRK106213 - 0007

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.

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