





# welcome to

# **Rocklands Lightgate Lane, South Petherton**

Offered for sale with the benefit of NO ONWARD CHAIN is this well presented 3 bedroom detached bungalow. Situated in this sought after village, the property offers exceptionally generous accommodation including 2 receptions & en suite. Outside there are gardens, a double garage and driveway parking.













#### **Entrance Porch**

Double glazed door to front. Front aspect double glazed window. Fitted carpet.

#### **Entrance Hall**

Single glazed door to front. Front aspect single glazed window. Cupboard. Access to loft. Fitted carpet. Telephone point. Radiator.

## **Living Room**

29' 2" max x 14' 8" ( 8.89m max x 4.47m )

Front aspect double glazed window. Double glazed door to side. Double glazed sliding doors to side. Gas fire. Wall lights. Fitted carpet. TV point. Radiator.

# **Dining Room**

16' x 11' 11" ( 4.88m x 3.63m )

Front aspect double glazed window. Wall lights. Fitted carpet. TV point. Radiator.

### Kitchen

14' 9" plus door recess x 9' 10" ( 4.50m plus door recess x 3.00m )

Double glazed door to rear. Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a one and a half stainless steel sink and drainer. Tiled splashbacks. Built-in eye level electric oven and hob with cooker hood over. Space and plumbing for washing machine. Cupboard. Boiler cupboard. Radiator.

#### **Bedroom 1**

11' 11" x 11' 7" ( 3.63m x 3.53m )

Rear aspect double glazed window. Fitted carpet. Radiator. Door to dressing room and en suite.

# **Dressing Room**

8' 8" x 7' 10" ( 2.64m x 2.39m )

Rear aspect double glazed window. Fitted wardrobes. Fitted carpet. Radiator.

## **En Suite**

Side and rear aspect double glazed window. Fitted with a suite comprising a panelled bath with mixer taps and shower over, shower cubicle, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Fitted carpet. Towel heater. Radiator.

#### **Bedroom 2**

12' 8" max x 11' 10" ( 3.86m max x 3.61m )

Rear aspect double glazed window. Fitted wardrobes. Fitted carpet. Radiator.

#### **Bedroom 3**

10'  $\times$  9' 11" max (  $3.05m \times 3.02m \max$  ) Front aspect double glazed window. Fitted carpet. Radiator.

#### **Bathroom**

Two front aspect double glazed windows. Fitted with a suite comprising a corner bath, shower cubicle, wash hand basin and WC. Part tiled. Extractor fan. Towel heater. Radiator.

#### **Outside**

At the front of the bungalow the garden is laid to gravel with shrubs. A driveway provides parking and leads to the double garage. The rear garden is laid to lawn with shrub borders and a patio area. There is a greenhouse and garden shed.

# **Double Garage**

17' 11" max x 17' 7" ( 5.46m max x 5.36m )

With electric up-and-over door and door to side. Two side aspect double glazed windows. Fitted base and wall units. Work surface incorporating a stainless steel sink and drainer. Space and plumbing for washing machine. Space for tumble dryer. Power and light connected.



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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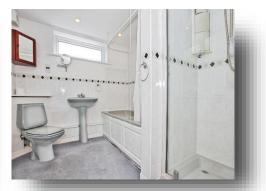
- Detached Bungalow
- Three Bedrooms
- Large Living Space
- Garden, Double Garage And Driveway Parking
- Sought After Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £475,000







South Petherton Ra Haves End Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: CRK106329 - 0005 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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