

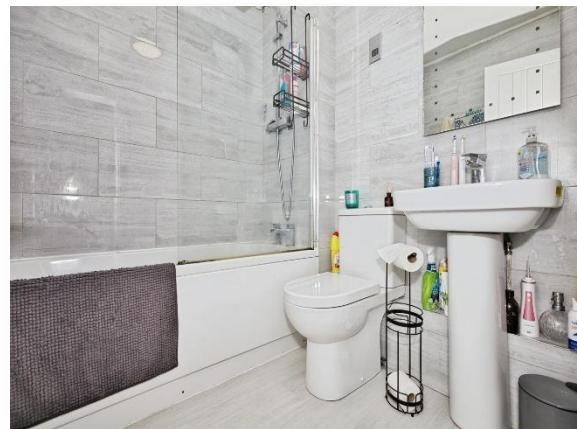


Lampreys Lane, South Petherton TA13 5DU

welcome to

Lampreys Lane, South Petherton

This modern cottage style home built of natural stone is ideally located within the heart of South Petherton in a popular residential area and close to shops and amenities. Offering 2 allocated parking spaces, this is a **MUST VIEW!**



Ground Floor

Entrance Hall

Double glazed door to front. Radiator.

Living Room

9' 8" x 16' 5" (2.95m x 5.00m)

Front aspect double glazed window with fitted blinds. Under stairs cupboard. Fitted carpet. Radiator.

Kitchen / Diner

9' 6" x 12' 8" (2.90m x 3.86m)

Rear aspect double glazed window. Fitted with a range of base and wall units and work surfaces incorporating a stainless steel sink and drainer.

Electric oven and gas hob with hood over. Space for washing machine, American style fridge/freezer. Gas central heating boiler. Double glazed door to garden. Radiator.

First Floor

Landing

Storage cupboard. Access to loft. Fitted carpet.

Bedroom 1

10' 3" x 9' 8" (3.12m x 2.95m)

Front aspect double glazed window with fitted blinds. Built in wardrobe. Fitted carpet. Radiator.

Bedroom 2

9' 2" x 10' 6" (2.79m x 3.20m)

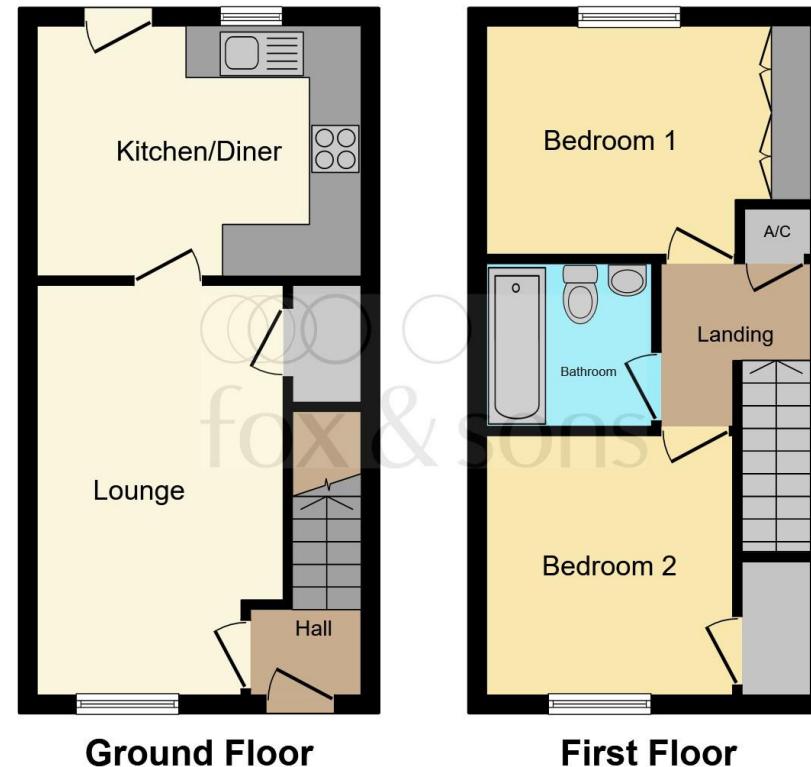
Rear aspect double glazed window with fitted blinds. Built in double wardrobe. Fitted carpet. Radiator.

Bathroom

Wood effect floor. Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Tiled walls. Heated towel rail.

Outside

To the rear the property benefits from a low maintenance garden comprising a paved patio, gravelled area and a path leading to the 2 allocated parking spaces to the rear. Garden shed. Outside tap.



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/CRK106479



welcome to

Lampreys Lane, South Petherton

- Mid Terrace House
- Two Bedrooms
- Popular Residential Area
- Two Allocated Parking Spaces

Situated In A No-Through Road

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£235,000



view this property online fox-and-sons.co.uk/Property/CRK106479

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:
CRK106479 - 0003



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