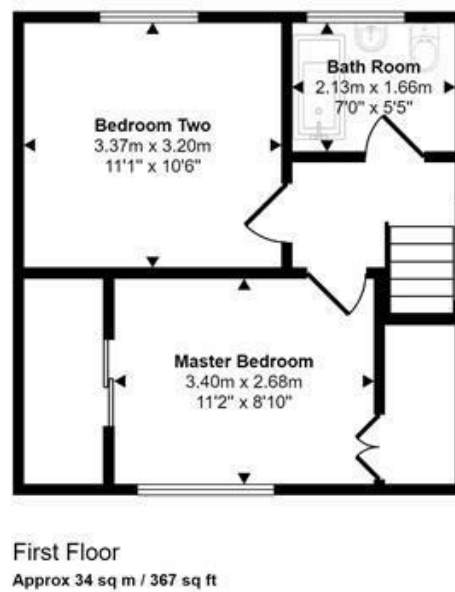


Morton • New

selling and letting properties



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



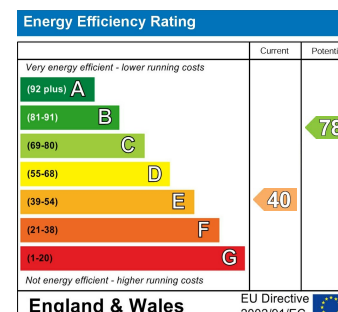
West End Way
South Petherton

Offers In Excess Of
£250,000

VENDOR SUITED Morton New are delighted to offer to the market this very well presented updated home. There are two good sized bedrooms and a family bathroom upstairs, downstairs the property offers the benefit of an additional bedroom, cloakroom, sitting room/dining room with a wood burner and well equipped kitchen. The property has a good size fully enclosed garden with a shepherds hut and brick built workshop. Located in an excellent location within walking distance of South Petherton. The historic village offers boutique stores, a butcher, bakery, greengrocer, wine merchant, pharmacy, newsagent, pub, cafes and top-rated restaurant HOLM. There is a small hospital, doctors surgery and pharmacy as well as a vets. The village has an active community spirit and welcomes the annual Folk Festival and other local events throughout the year offering a variety of music, arts and culture. A viewing is essential to appreciate what this home has to offer.

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ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed front door leads into a spacious entrance hall with built in storage under the stairs. Window to the front. On the left hand side there is a door that leads into the sitting room, straight ahead a doorway leads to the kitchen and on the right hand side the stairs lead upstairs. The floor is flagstone tiled and on the left hand side there is a wall mounted electric night storage heater.

Sitting Room

Window to the front. Wood burner with tile hearth and wood mantle above. Power and television points. Wood flooring. Opening to the:

Dining Room

Glazed patio door leading to the garden. Power points. Wood floor.

Kitchen

Window to rear overlooking the garden. Spot lights. Power points. Fitted with a range of white kitchen units consisting of floor cupboards, separate drawer units and eye level cupboards. Good amount of work surfaces. Part tiles walls. Sink and

drainer with mixer tap. Built in double electric oven and electric hob. Space and plumbing for dishwasher, washing machine and fridge freezer. Tiled floor. Glazed door to the:

Inner Hallway

Glazed patio door leading to the garden. Shelves for storage. Space for tumble dryer. Doors to bedroom three and cloakroom.

Cloakroom

Spot light. Frosted window to the side. Low level WC and wash hand basin.

Bedroom Three

Window to the rear. Radiator. Power point.

First Floor

Landing

Stairs rise up to the landing. Window to the side. Access to the loft space. Smoke detector. Wooden doors leading to all the rooms.

Bedroom One

Window to the front. Spot lights. A built in wardrobe. Airing cupboard with hot water cylinder. Night storage heater. Power points.

Bedroom Two

Window to the rear overlooking the garden. Spot lights. Power points. Radiator.

Bathroom

Frosted window to the rear. Spot lights. Extractor fan. Fitted with a modern suite consisting of bath with electric shower above. Low level WC. Pedestal wash hand basin. Part tiles walls. Heated towel rail. Wood laminate floor.

Outside

Carport and Parking

To the front and side of the property there is plenty of parking and a driveway leading to the carport. Log store to the right of the carport.

Outbuildings and Garden

The rear garden is fully enclosed with fencing and trellis. There is a paved patio area with steps leading up to the garden which is mainly laid to lawn with stepping stones leading to the shepherds hut and the workshop which has power and light.

Important Information

Postcode - TA13 5HT
EPC - E

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.