



Summer Shard, South Petherton, TA13 5DP

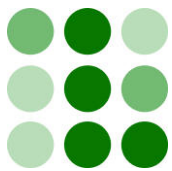
Guide Price £260,000
FREEHOLD

This two bedroom end of terrace bungalow is situated in a tucked away location within the popular village of South Petherton. The accommodation includes a porch, hallway, sitting room, fitted kitchen, sun room, two double room bedrooms, bathroom with four piece suite (separate shower & bath) and a useful store room/utility space. The property sits on a corner plot with a garden extending to three sides. There is a garage in a block and parking for a small car. Gas central heating and double glazed windows. The property is offered for sale with no forward chain.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



76 Summer Shard, South Petherton, TA13 5DP



- End Of Terrace Bungalow
- Popular Village Location
- Two Double Bedrooms
- Open Outlook To Front
- No Forward Chain
- Gas Central Heating & Double Glazing
- Fitted Kitchen and Sun Room
- Four Piece Bathroom Suite (Shower & Bath)

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Porch

Entering the property at the front you are greeted with a useful entrance porch which provides the perfect space to kick off shoes. Double glazed windows face the front and side and a door opens to the hallway.

Hallway

Doors open to both the bedrooms, the sitting room and the bathroom. There is a radiator and a ceiling light point.

Bedroom One 4.22m x 3.04m (13'10" x 10'0")

A large double room with a double glazed window overlooking the rear garden. There is a decorative light fitting and a radiator.

Bedroom Two 3.19m x 2.40m (10'6" x 7'10")

The second bedroom is also a double room with a radiator and a decorative light fitting. A double glazed window overlooks the front of the property.

Bathroom

The bathroom is well equipped with a four piece suite which includes a panel enclosed bath with mixer tap and shower attachment, a close coupled W/C, vanity wash basin and a shower cubicle with electric shower. There is an obscured double glazed window to the side and a radiator.

Sitting Room 4.66m x 3.01m (15'3" x 9'11")

A large double glazed window overlooks the front garden. There is a decorative light fitting and a radiator. A door opens to the kitchen.

Kitchen 3.03m x 2.43m (9'11" x 8'0")

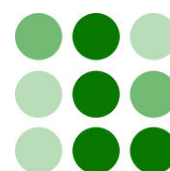
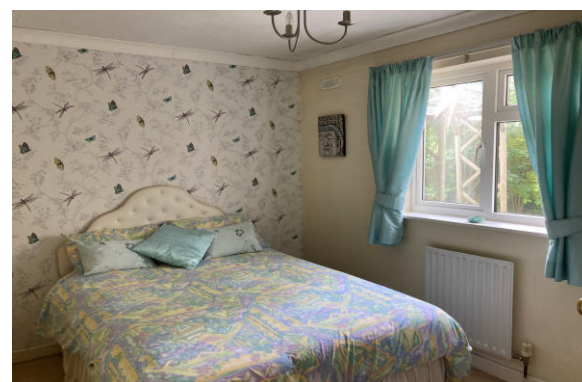
Fitted with a good selection of wall, base and drawer units with roll edge work surfaces above. There is a built in oven and hob with extractor hood above and space is available for a washing machine and fridge. The stainless steel sink with mixer tap is conveniently situated under the double glazed window overlooking the sun room. A Velux roof light provides additional light and there is recessed spot lighting.

Sun Room 4.21m x 3.06m (13'10" x 10'0")

Currently serving as an additional sitting area/dining this space enjoys a pleasant outlook over the rear garden through the double glazed patio doors and windows. There is a radiator and wall lamps.

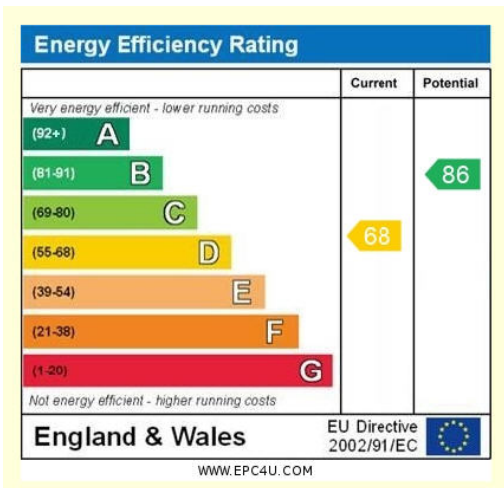
Store/Utility

Offering space for further appliances with a double glazed window to the side and a ceiling light point

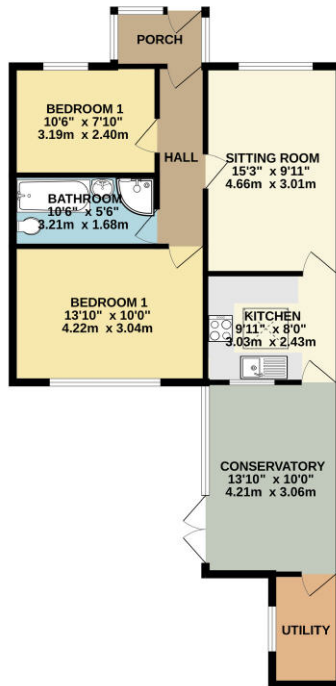


OUTSIDE

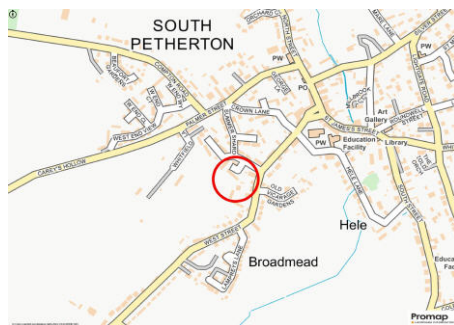
The property enjoys an open outlook to the front over a field with pedestrian access leading to the front door. The front garden offers plenty of mature shrubs and bushes leading to the side garden. The rear garden has been designed with ease of maintenance in mind with a sensible size patio perfect for al-fresco dining and an area of artificial lawn. There are some mature shrubs and plenty of space for garden pots. Access to the rear garden can be gained from the sun room and side garden with gated rear access leading to the area where the single garage in a block can be found and a parking space suitable for a small car.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operability or efficiency can be given.
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Please Note

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Photographs / Floor Plans

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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- Council Tax Band - C
- Asking Price - Guide Price £260,000
- Tenure - Freehold

Part B

- Property Type - 2 Bed End of Terrace Bungalow
- Property Construction - Standard
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas Central Heating (boiler is located in the loft)
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Off road parking and garage

Part C

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - No hedge or fence shall be grown or erected or permitted on the boundaries of the front garden and no fence on the boundaries of the back gardens shall be of a greater height than four feet six inches except where required by planning permission. No galvanised iron sheds roofs or fences shall be erected or permitted on the said property. No pigs fowls ducks or other agricultural livestock shall be kept on the said property. No laundry shall be hung out to dry or air in the front garden of the said property. No television aerial of any description shall be erected on the said property the property being connected to a rediffusion line. To lay out the front garden of the property as a lawn and for no other purpose and to maintain the same in good order and condition. To maintain the boundary fences indicated on the said plan by an inward "T" in good repair and condition.
- Rights and Easements - We are not aware of any significant material rights however we recommend your conveyancer looks into this.
- Flood Risk - Rivers & Sea Risk- Very low risk means that this area has a chance of flooding of less than 0.1% each year. Surface Water Flooding- High risk means that this area has a chance of flooding of greater than 3.3% each year.
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A

Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

No other material disclosures have been made by the seller.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **16th July 2024**. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.