



14 LIGHTGATE VILLAS

South Petherton, TA13 5AX

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A great opportunity to purchase this three bedroom end terrace home situated on a corner plot. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen, three bedrooms and a bathroom. The gardens are to the three sides of the property and a generous size. One to view with no onward chain.

Situation

South Petherton is a popular village with excellent village amenities including Infant and Junior schools, tennis courts and club, recreation ground, butchers co-op and restaurants. The village has its own modern hospital and Pharmacy. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith. Crewkerne is 5.9 miles away, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

The local area

Yeovil, 10 miles / Taunton, 18.8 miles / Dorset Coast, 20.4 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

With a window to the front aspect, radiator and stairs to the first floor.

Cloakroom

With a window to the rear aspect. Suite comprising low level W.C and a wash hand basin with tiled splashbacks.

Sitting Room

16'5" × 13'11" (5.01 × 4.25)

With dual aspect windows to the front and side and a radiator.

Kitchen

12'4" × 12'0" (3.76 × 3.68)

With a window to the rear aspect. A range of fitted units with inset stainless steel sink unit, space for cooker, fridge and a washing machine.

Landing

Doors to:

Bedroom One

16'6" × 8'5" (5.04 × 2.58)

With a window to the rear aspect, airing cupboard and a radiator.

Bedroom Two

10'11" × 8'10" (3.35 × 2.71)

With a window to the front aspect and a radiator.

Bedroom Three

9'11" × 7'2" (3.04 × 2.20)

With a window to the side aspect and a radiator.

Bathroom

6'11" × 5'8" (2.12 × 1.73)

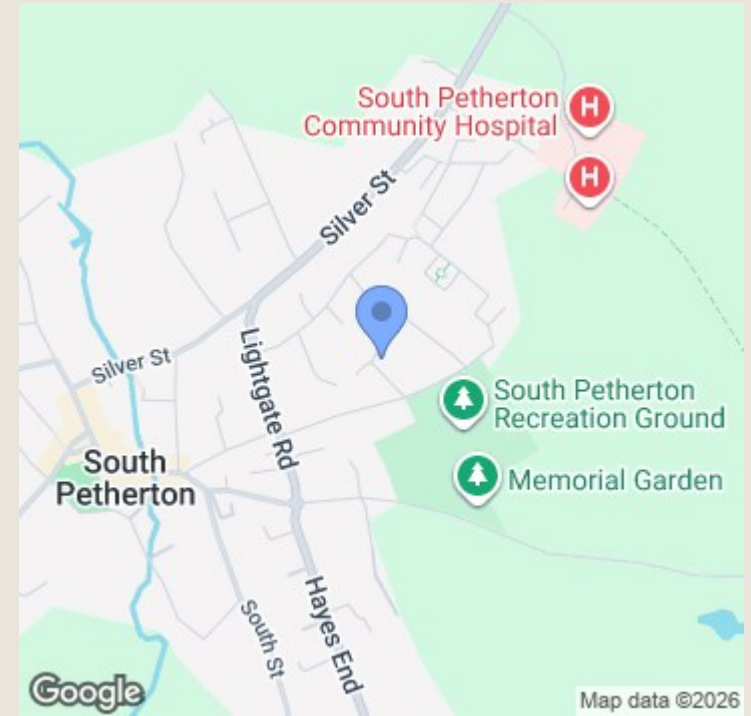
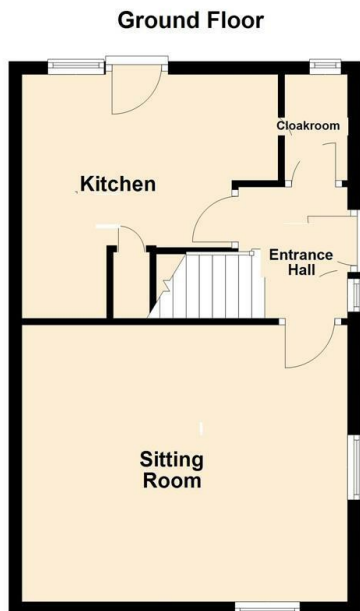
With a window to the side aspect. Suite comprising panelled bath, low level W.C, pedestal wash hand basin, heated towel rail and tiling to all splash prone areas.

Outside

The property is set on a good size corner plot which is laid to lawn at the front. Side gate leading around to a lawn garden with brick built shed.

Agents Note

Council Tax Band - B.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

