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**Agents Note:** We understand there is an estate management charge payable for this property, currently understood to be approximately £200 per annum. There is planning permission granted for a single storey extension to the rear. Please use reference number 14/24/0010/HNN for further information.

**Flood Risk:** Rivers & Sea - very low. Surface water - very low.  
**Mobile Phone Coverage:** Check: <https://www.ofcom.org.uk/mobile-coverage-checker>  
**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.  
**Council Tax Band:** C  
**Property Location:** <http://afflicted.decide.cavallier>  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY  
**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.  
**Tenure:** Freehold

**GENERAL REMARKS AND STIPULATIONS:**



30 Sweeting Close

Creech St Michael, Somerset, TA3 5FB

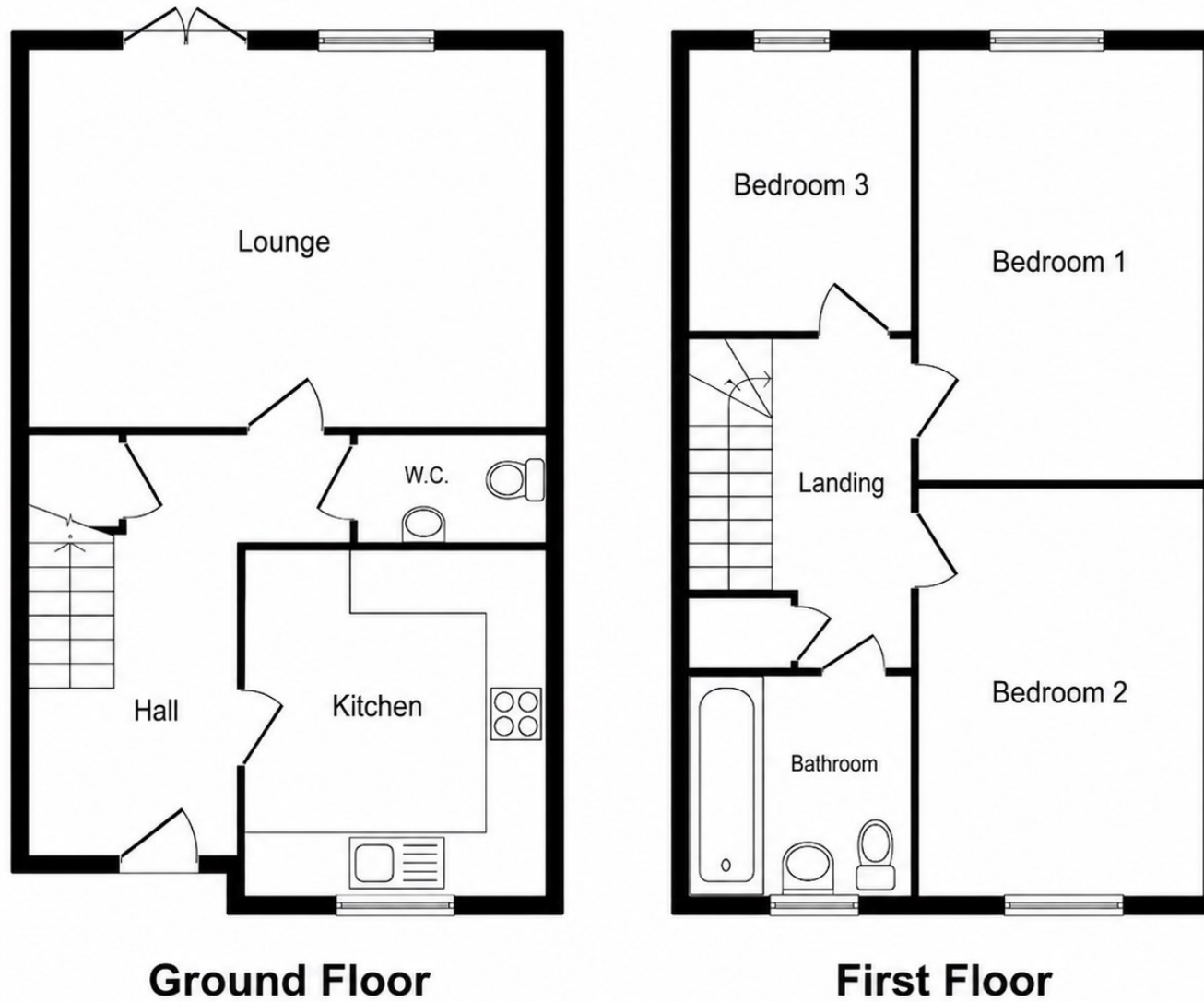
£275,000 Freehold



EPC

Wilkie May & Tuckwood

## Floor Plan

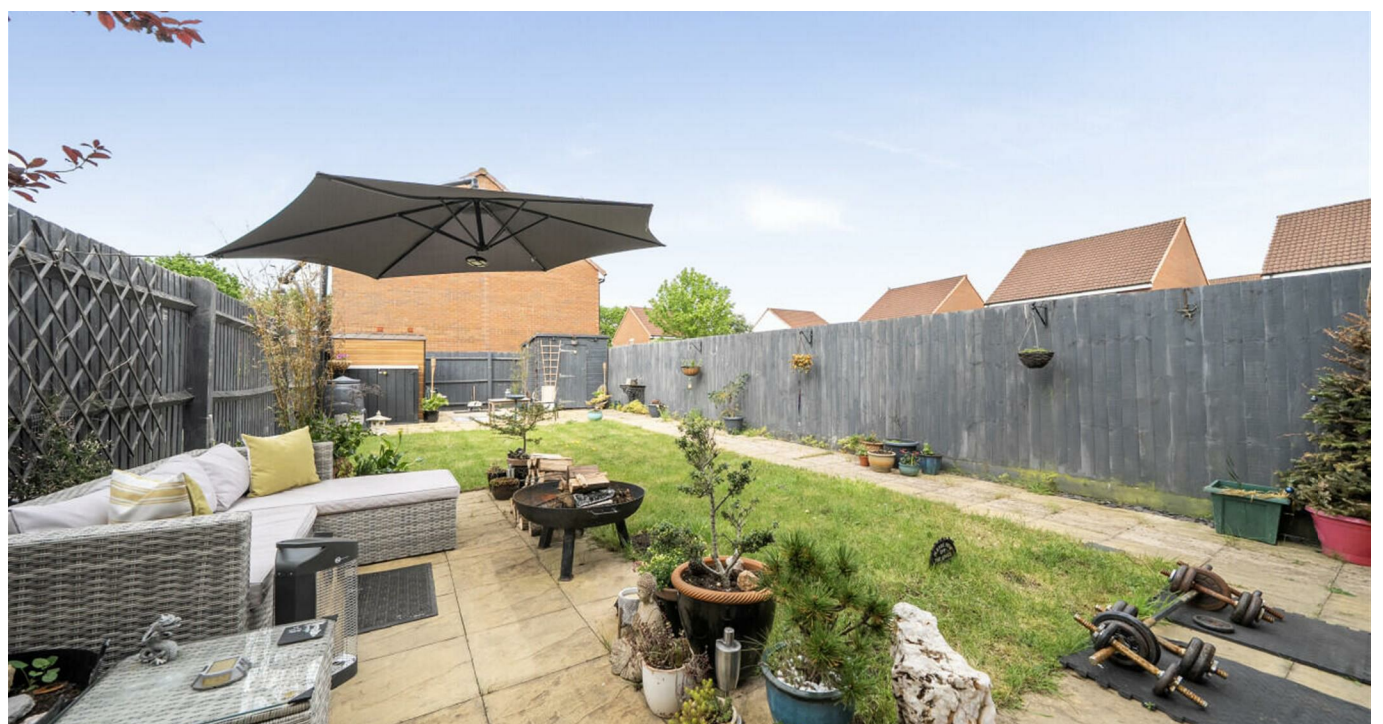


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## Description

- Three Bedrooms
- Semi-Detached House
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Larger Than Average Rear Garden
- Off Road Parking
- Popular Village Location
- Cul-De-Sac Position
- No Onward Chain

A modern three bedroom semi-detached family home, situated within the popular village of Creech St Michael with excellent access to local amenities, well regarded schools and Junction 25 of the M5 motorway. Externally there is a generous size, enclosed rear garden and two allocated parking spaces to the front. Further benefits include mains gas fired central heating and uPVC double glazing throughout.



The accommodation is arranged over two floors and comprises in brief; entrance hallway with stairs rising to the first floor, useful understairs storage cupboard and doors leading into the kitchen and living room. The kitchen is positioned at the front of the property and is fitted with a range of matching wall and base units with work surfaces over, integrated electric oven with hob and extractor hood above, space for a fridge/freezer, and space and plumbing for a washing machine. The living/dining room spans the full width of the rear of the property and benefits from uPVC double glazed French doors opening onto the rear garden. The

ground floor accommodation is completed by a useful cloakroom comprising low level WC and wash hand basin. To the first floor are three bedrooms and a family bathroom fitted with a paneled bath with shower over, low level WC and wash hand basin. Externally, the rear garden is larger than average and is laid partly to patio and lawn, with a timber shed and side pedestrian access. To the front of the property is a driveway providing off road parking for two vehicles, together with an outside tap. There are also a number of nearby visitor parking spaces available for residents and guests.

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