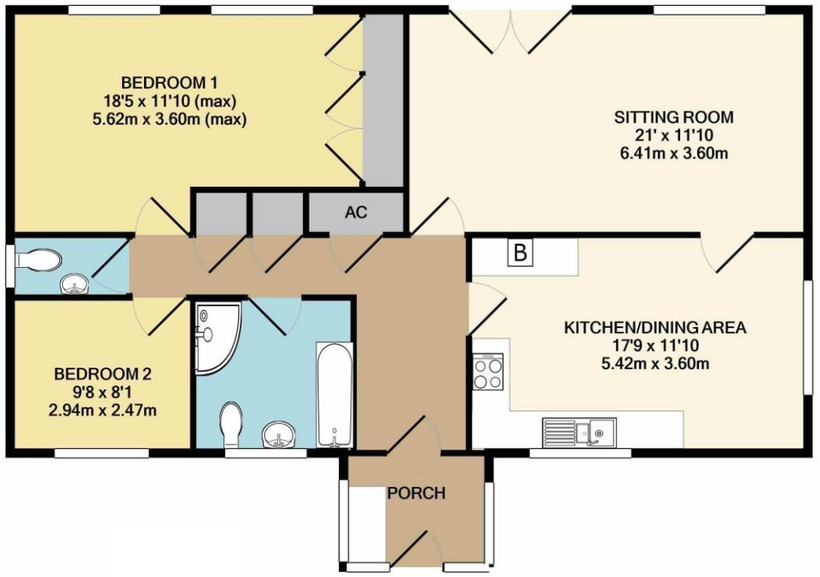


TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 SQ.M.)











Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: D

Services
Mains Gas, Electric, Water and Drainage.

Viewing
Strictly by appointment only via sole selling agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £385,000

St Peters Rise, South Petherton, Somerset TA13 5AZ

Independent Sales, Lettings and Property Management Agents
Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

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Tarr Residential

5 St Peters Rise,
South Petherton,
Somerset
TA13 5AZ

Guide Price: £385,000

- **NO ONWARD CHAIN**
- **Modern Detached Bungalow, Quiet Location**
- **2 Double Bedrooms**
- **17ft Fitted Kitchen/Dining Area**
- **21ft Sitting Room with Doors to the Garden**
- **Cloakroom & Entrance Porch**
- **4 Piece White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Double Garage & Off Road Parking**
- **Enclosed Private South Facing Garden**









Located in the quiet tucked away position of St. Peters Rise in the highly desirable Somerset market town of South Petherton and within easy reach of the A303 is this well presented, detached 2 double bedroom bungalow with the added benefit of a detached double garage and off road parking. The property comprises: entrance porch, inner hall, cloakroom, 17ft kitchen/dining area, 21ft sitting room with french doors opening to the garden and a white 4 piece bathroom suite. Further benefits from double glazing, gas fired heating and a private south facing garden.





Entrance Porch: 7' 7'' x 6' 2'' (2.32m x 1.87m)
With windows to the front and both side aspects. space and plumbing for both a washing machine and tumble dryer. Door to:

Entrance Hall
A good size hall with access to the roof void, built-in cupboard housing the hot water cylinder tank. Two further built-in storage cupboards and a wall mounted radiator.

Cloakroom: 6' 3'' x 3' 3'' (1.91m x 1.00m)
Fitted with a two piece suite comprising; low level WC and a wash hand basin. Double glazed window to the side aspect and a wall mounted radiator.

Kitchen/Dining Area: 17' 9'' x 11' 10'' (5.42m x 3.60m)
A dual aspect room with double glazed windows to the side and front. Fitted with a range of wood effect wall and base units, rolled edge worktops over. Inset stainless steel one and a half bowl and drainer with mixer tap over. Gas hob with a glass splash-back, electric oven and extractor over. Built-in dishwasher, fridge and freezer. Wall mounted Glow Worm gas fired boiler, TV point and a radiator.

Sitting Room: 21' 0'' x 11' 10'' (6.41m x 3.60m)
Double glazed window and french doors opening to the garden. TV and telephone points, wall mounted radiator and coving.

Bedroom 1: 18' 5'' x 11' 10'' (5.62m x 3.60m) (max)
Two double glazed windows to the rear aspect, built-in triple wardrobe, two wall mounted radiators, TV point and coving.

Bedroom 2: 9' 8'' x 8' 1'' (2.94m x 2.47m)
Double glazed window to the front aspect, wall mounted radiator and coving.

Bathroom: 8' 5'' x 8' 1'' (2.57m x 2.47m)
Fitted with a white four piece suite comprising; cubicle with a glass door and electric wall mounted shower over. Panel bath with taps over, wash hand basin and pedestal with taps over. Low level WC. Obscure double glazed window to the front aspect, wall mounted radiator and an electric heated towel rail.

Double Garage: 19' 10'' x 14' 11'' (6.05m x 4.54m)
A detached double garage with an electric up and over door to the front aspect and a double glazed window to the side. Sink unit with tap over. Power and light connected.

Outside
The property is situated in a quiet tucked away location in St Peters Rise and benefits from off road parking for multiple vehicles heading the double garage and main property. EV charging point.

The mature rear garden is of a good size and enjoys a high degree of privacy. A paved patio is accessed from the sitting room doors and leads onto other areas of paving and small lawn. A selection of beds and borders are filled with an excellent variety of established shrubs and plants. Timber summerhouse. All enclosed by timber fencing.