



70, Summer Shard, South Petherton, Somerset TA13 5DP

OIEO **£220,000**

Towers Wills are pleased to welcome to the market this well presented terrace bungalow in this popular quiet location in South Petherton, within walking distance of amenities. Internal inspection comes highly recommended and briefly comprises of the following: hall, good size lounge, kitchen, two bedrooms, shower room, utility area, low maintenance rear garden and parking for one vehicle.

Entrance door leading into the:

**Porch Area** 1.57m x 2.64m  
With door leading into the hallway.

**Hallway**  
With radiator, airing cupboard and hatch to loft.

**Lounge** 3.02m x 4.53m  
With window outlook to the front with views overlooking the field, radiator and telephone point.

**Kitchen** 2.64m x 2.64m  
Fitted with pattern worktops and cream doors with a good range of units, sink drainer unit with mixer tap, space for freestanding gas cooker, central heating boiler and door leading to bedroom two/potential dining room.

**Bedroom Two/Potential Dining Room** 2.30m x 3.72m  
With window outlook to the garden, door leading out to the garden, radiator, recess lighting and velux window.

**Utility Area** 1.39m x 1.71m  
With w.c, plumbing for washing machine, space for tumble dryer, electric heater, extractor fan and recess lighting.

**Bedroom One** 3.04m x 3.44m  
With window outlook to the rear, radiator and built-in cupboard.

**Shower Room** 1.56m x 2.09m  
With a good size walk-in shower, pedestal hand basin, w.c, tiled floor, tiled walls, extractor fan and window with outlook to the front.

**Garden**  
To the front there is a small gravel area whilst to the rear the garden is also of low maintenance with patio and gate leading out to the rear.

**Parking**  
There is allocated parking for one vehicle and also first come first serve parking to the rear of the property.

Key Features

- Terrace Bungalow
- Two Bedrooms
- In Good Condition Throughout
- Desirable Cul-de-sac Position
- Allocated Parking
- Early Viewing Advised

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

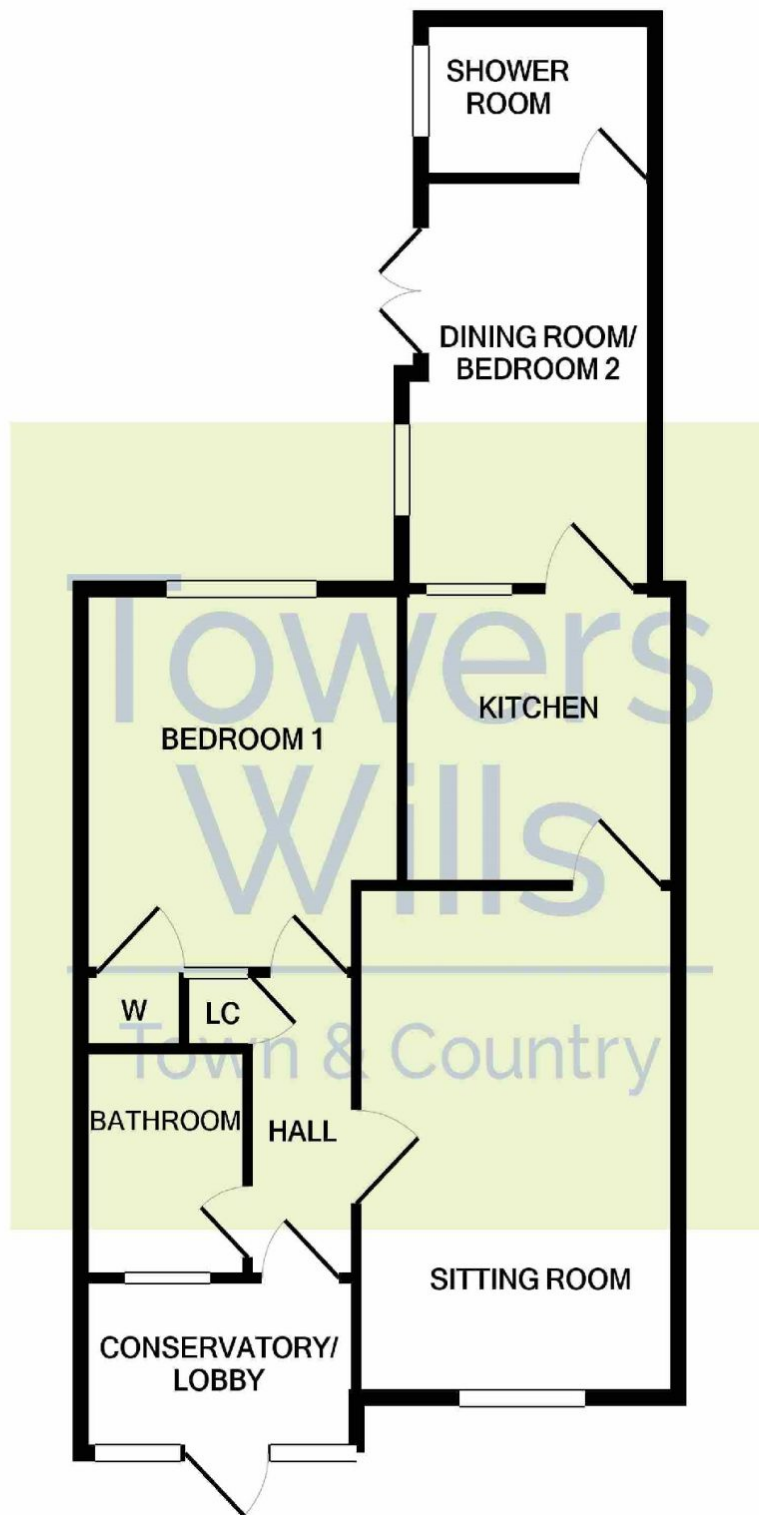
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		





# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 as to their operability or efficiency can be given  
 Made with Metropix ©2022

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view

## **Towers Wills**

The White House, 114 Hendford Hill, Yeovil BA20 2RF

Yeovil 01935 577032 / South Petherton 01460 298530

[info@towerswills.co.uk](mailto:info@towerswills.co.uk) | [www.towerswills.co.uk](http://www.towerswills.co.uk)