

Towers Wills

Town & Country

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7, Lime Kiln Avenue, South Petherton, Somerset
TA13 5EJ

Guide Price **£550,000**

Towers Wills are delighted to offer this executive detached property located in the very desirable village of South Petherton. This wonderful family home is offered to the market in excellent condition throughout and briefly comprises of; good size entrance hall, dual aspect lounge, dining room, cloakroom, stunning kitchen/diner, utility room, four bedrooms, master en-suite, family bathroom, rear garden, ample off road parking on the drive and double garage. Internal inspection comes highly recommended.

Part glazed entrance leading into the:

Hall

A good size entrance hall with stairs to first floor landing, under stairs storage cupboard, central heating controller and radiator.

W.C 1.05m x 1.80m

With w.c, pedestal hand basin, part tiled to splashback, radiator and window with outlook to the rear.

Lounge 3.44m x 6.55m

A good size dual aspect room with outlook to the front and rear, double doors leading out to the garden, two radiators and TV point.

Dining Room 3.46m x 3.43m

With window outlook to the front and radiator.

Kitchen Diner 4.49m x 4.85m – maximum measurements to include utility room

A modern kitchen with quartz worktops and modern grey units with a good range of wall and base units, an inset stainless steel sink drainer unit with mixer tap, space for Range cooker with stainless steel extractor hood over, integral dishwasher, window with outlook to the side, recess lighting, radiator and double doors leading out to the rear.

Utility Room

Fitted with the same units as the kitchen with inset sink with mixer taps, space for fridge freezer, plumbing for washing machine, space for tumble dryer, recess lighting and door leading out to the rear.

First Floor Landing

With radiator, cupboard and hatch to roof space.

Master Bedroom 3.32m x 3.52m

Window outlook to the front with beautiful countryside views, two double built-in wardrobes, radiator and TV point.

En-suite 1.26m x 1.94m plus shower recess

A modern fitted suite comprising shower cubicle, wash hand basin with vanity unit and double cupboard under, w.c, heated towel rail, extractor fan, recess lighting and window with outlook to the front.

Bedroom Two 3.55m x 3.43m

Window with outlook to the front with wonderful views, double built-in wardrobe and radiator.

Bedroom Three 3.31m x 2.91m – maximum measurements to recess (L-shaped room)

Window with outlook to the rear, double built-in wardrobe and radiator.

Bedroom Four 2.21m x 3.32m – plus recess

Window with outlook to the rear and radiator.

Bathroom 1.90m x 2.15m – maximum measurements

Key Features

- Executive Detached Family Home
- Four Bedrooms
- Master En-suite
- Desirable Village Location
- Ample Off Road Parking
- Detached Double Garage

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A modern suite fitted with a white panel bath with mixer tap, wash hand basin with vanity unit and mixer tap, w.c, heated towel rail, recess lighting and window with outlook to the rear.

Outside

Rear Garden

To the rear the garden is mostly laid to lawn with a patio area, mature shrubs, side access and gate leading out to the drive.

Parking

There is ample parking on the driveway which in turn leads to the garage.

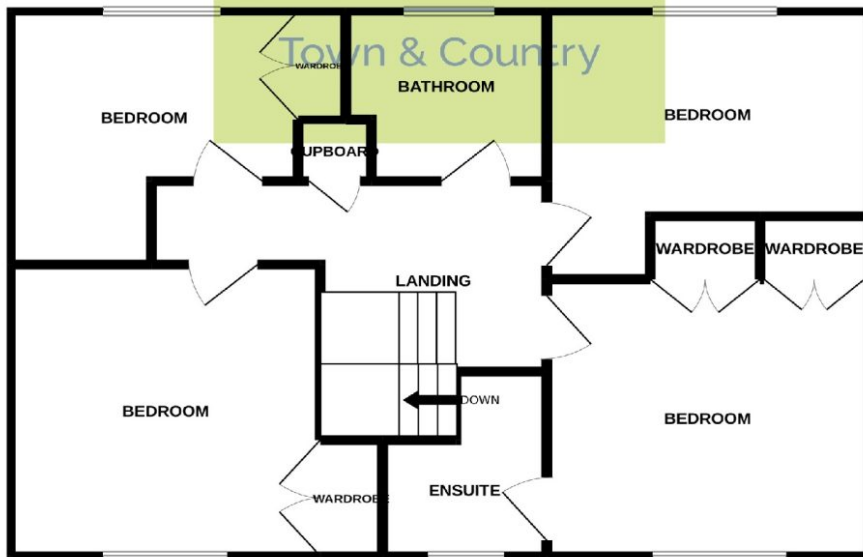
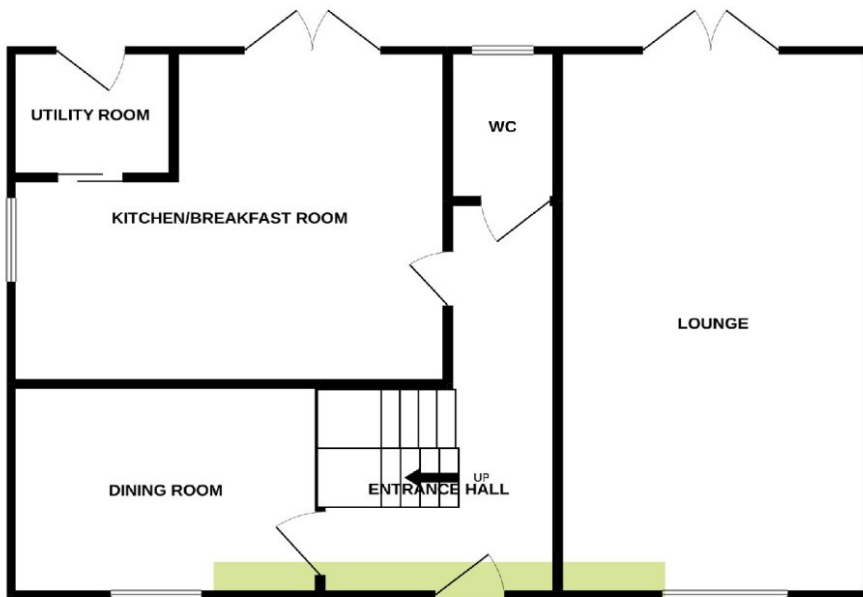
Double Garage 5.15m x 5.16m

With two single 'up and over' doors, light and power connected and benefits from storage in the eaves.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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