

# Towers Wills

Town & Country

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## April Cottage, Over Stratton, South Petherton, Somerset TA13 5LQ

**OIEO £280,000**

Towers Wills are delighted to market this well presented detached property located in this very desirable village location with no onward chain, early viewing advised and briefly comprises of the following: hall, w.c, kitchen diner, lounge, two bedrooms, shower room, low maintenance rear garden and parking to the rear for two vehicles.

## UPVC part glazed entrance door leading into the:

### Hall

With laminate flooring, radiator, central heating controller, stairs to first floor landing, under stairs storage area and door leading out to the side.

### W.C 0.97m x 1.75m

Fitted with w.c, wash hand basin with part tiled splashback, window outlook to the front and radiator.

### Kitchen Diner 3.23m x 3.39m

Fitted with pattern work tops and white doors with a good range of wall and base units, a stainless steel sink drainer unit with mixer tap, space for freestanding gas cooker, space for freestanding fridge freezer, plumbing for washing machine, windows with outlook to the rear and side, laminate flooring, radiator and double doors leading into the lounge.

### Lounge 3.45m x 5.31m

A good size light dual aspect room with outlook to the front and rear with laminate flooring, two radiators and coved ceiling.

### First Floor Landing

With hatch to roof space and window with outlook to the front.

### Bedroom One 3.18m x 4.20m

With window outlook to the rear, cupboard housing the Vaillant combination boiler, further double cupboard and radiator.

### Bedroom Two 3.02m x 3.19m

With window outlook to the rear, double cupboard and radiator.

### Shower Room 1.96m x 1.98m

A modern shower room with walk-in shower, wash hand basin with vanity unit, w.c, heated towel rail, extractor fan and window with outlook to the front.

### Garden

To the rear the garden is of low maintenance with patio area and steps up to a lawn area, mature shrubs and gate leading out to the rear.

### Parking Area

To the rear of the property there is allocated parking for two vehicles.

### Local Authority

South Somerset District Council  
Council Tax - Band D

## Key Features

- Detached Hamstone Property
- Two Good Size Bedrooms
- Low Maintenance Rear Garden
- Allocated Parking for Two Vehicles
- No Onward Chain
- Early Viewing Advised

## Contact Us

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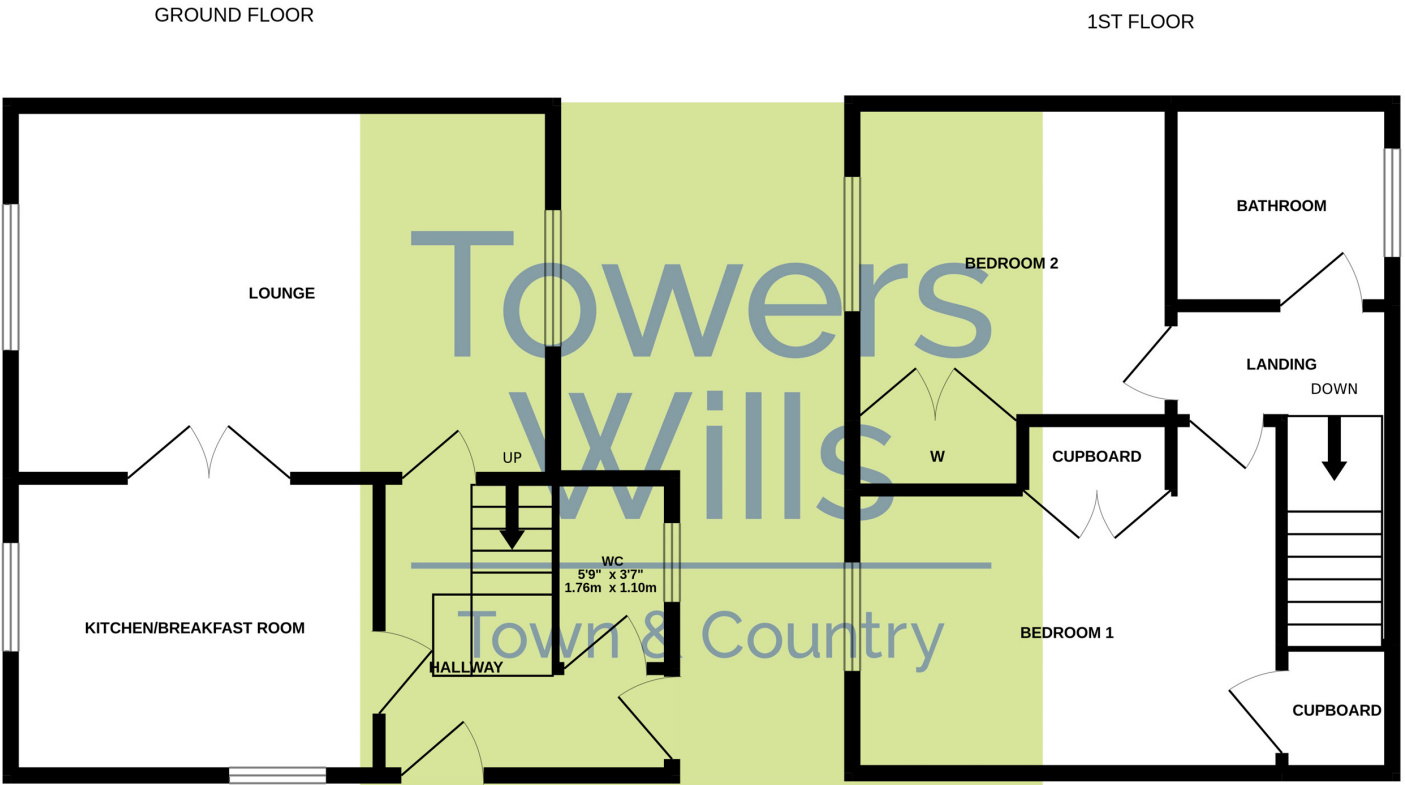
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# Floor Plan



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