

Towers Wills

Town & Country

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6, Swedish Houses, Over Stratton, South Petherton,
Somerset TA13 5LD

OIEO **£300,000**

Towers Wills welcome to the market this spacious semi-detached property located in this very desirable village location, internal inspection comes highly recommended and briefly comprises of porch, hall, open plan lounge diner, kitchen, utility area, three bedrooms, family bathroom, good size rear garden, workshop/office and ample off road parking to the front.

Description

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Door leading into the:

Porch

With engineered oak flooring, window with outlook to the front and door leading into the hall.

Hall

A welcoming entrance hall with tiled floor, electric heater and stairs to the first floor landing.

Lounge Diner 3.27m x 6.47m plus bay recess

A light and spacious room with feature wood burner, engineered oak flooring, electric heater, double doors leading out to the rear and telephone point.

Kitchen 2.04m x 3.46m

Fitted with coloured units and worktops with a stainless steel sink drainer unit with mixer tap, space for slimline fridge freezer, space for electric cooker with stainless steel extractor hood over, electric heater, window with outlook to the front and leading into the utility room.

Utility Area/W.C 2.83m x 4.67m

A dual aspect room with outlook to the front and rear, plumbing for washing machine, low level w.c and door leading out to the side. This room offers superb potential for a large kitchen/diner if required, subject to the necessary planning permissions.

First Floor Landing

With hatch to roof space, strip timber painted flooring and window with outlook to the front.

Bedroom One 3.31m x 3.68m

With window outlook to the rear, strip timber flooring and two double built-in wardrobes.

Bedroom Two 3.30m x 3.35m – maximum measurements

With window outlook to the rear, strip timber flooring and electric heater.

Bedroom Three 2.08m x 3.04m

With window outlook to the front, strip timber flooring and electric heater.

Bathroom 1.76m x 2.08m

A modern white suite fitted with timber panel bath with telephone handheld shower attachment, pedestal hand basin, w.c, part tiled wall, electric towel rail, shaver point and window with outlook to the front.

Key Features

- Spacious Semi-Detached
- Three Good Size Bedrooms
- Immaculate Condition Throughout
- Desirable Village Location
- Beautiful Rear Garden
- Outside Workshop/Office
- Ample Off Road Parking

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	25 F	
1-20	G		

Garden

One of the true selling features of the property is this superb size rear garden which has vegetable patch, mature shrubs, gravel seating area with greenhouse, stunning veranda leading out from the lounge. The garden also benefits from a workshop/office, outside tap and benefits from side access.

Workshop/Office 2.63m x 4.88m

With bi-fold timber doors, light and power connected and further access to storage area.

Front Garden

To the front there is a lawned area and veranda leading into the porch.

Parking

There is ample off road parking to the front on a gravel driveway for up to three vehicles.

Agents Note

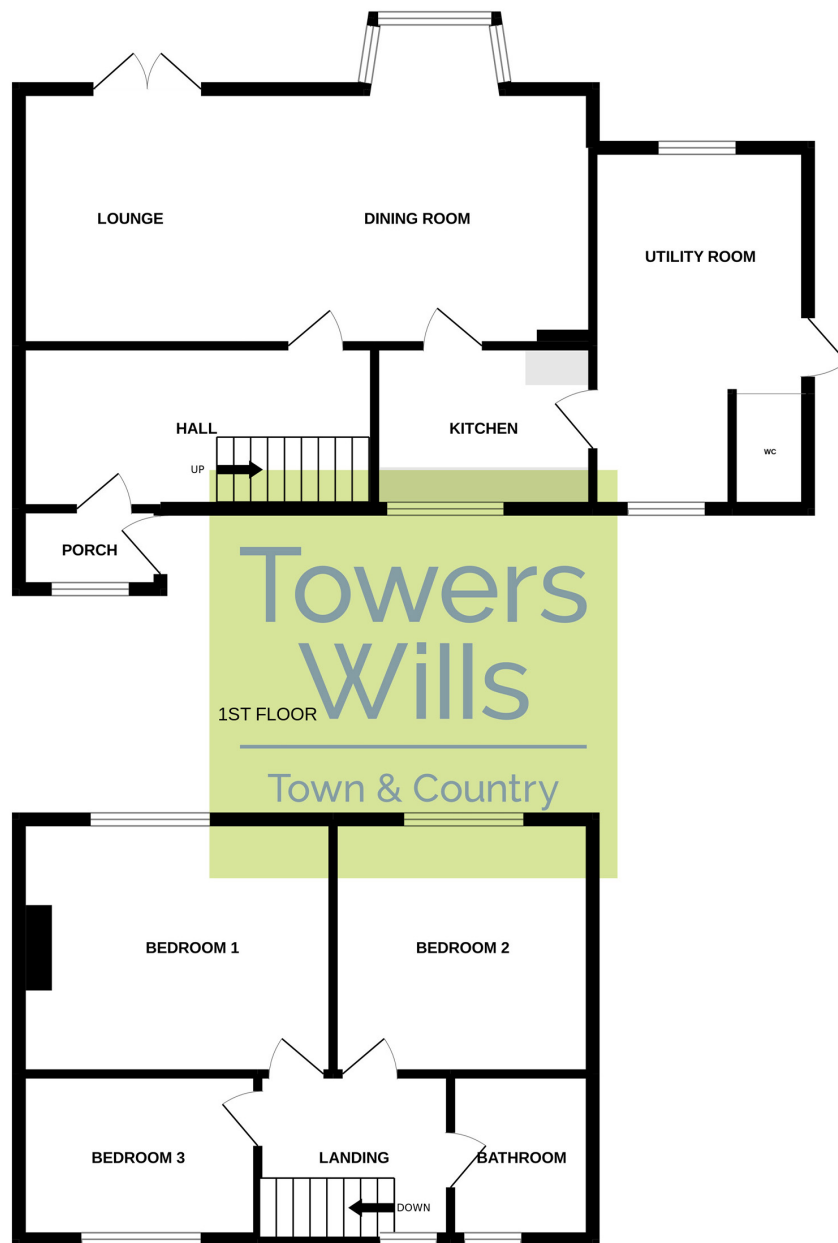
Please note the property is of timber construction and should you require a mortgage, you will need to speak to your lender/advisor to see if a mortgage can be obtained.

Local Authority

South Somerset District Council
Council Tax - Band A



Floor Plan



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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