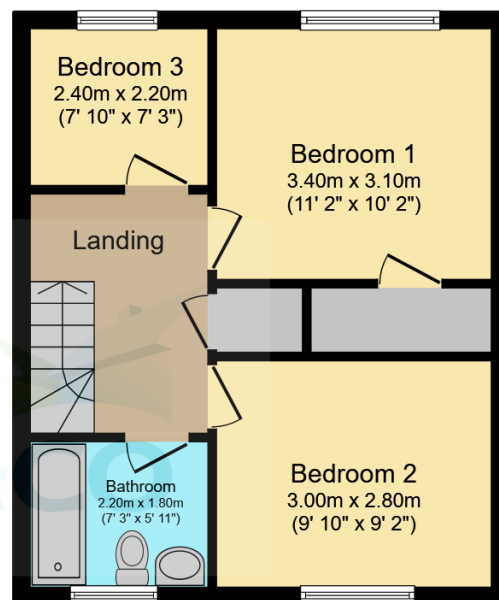
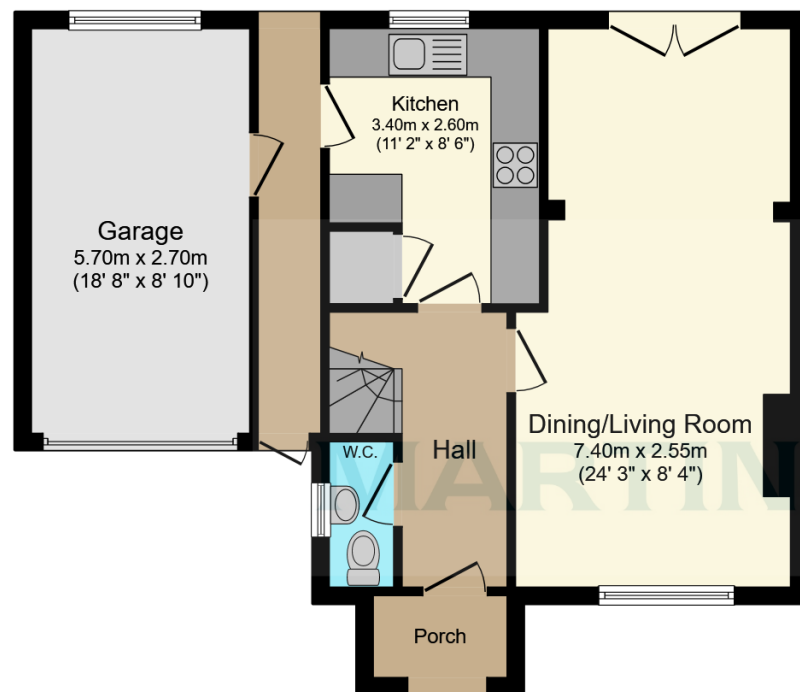




## Property Location

The ham stone village of South Petherton is highly desirable with easy transport routes via the A303 to local towns, plus high street with shops, cafes and pubs. There is also a small hospital, primary school and doctors' surgery.



### Ground Floor

Floor area 59.6 m<sup>2</sup> (641 sq.ft.)

### First Floor

Floor area 39.3 m<sup>2</sup> (423 sq.ft.)

**TOTAL: 98.9 m<sup>2</sup> (1,065 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Lampreys Lane, South Petherton

Asking Price Of £355,000

**Martin & Co Yeovil**

18 Princes Street • Yeovil • BA20 1EW  
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



70 Lampreys Lane  
Somerset  
TA13 5DU

**Key features:**

- Spacious Family Home
- Driveway and Garage
- Enclosed Garden
- Tastefully Decorated Throughout
- Gas Central Heating
- Downstairs Cloakroom
- Village Location



**Why you'll like it**

Beautifully presented 3 double bedroom family home in the highly desirable village of South Petherton with garden garage and driveway. Built in the local style of warm hamstone, this spacious house benefits from a spacious sitting/dining room, cloakroom, modern kitchen, family bathroom and 3 double bedrooms. Outside there is a private enclosed garden and garage. Early viewing recommended.

**ENTRANCE HALL** Via an attractive storm porch, the house is entered via the front door into the ground floor entrance hall. Stairs rise to the first floor to the left and doors open into the sitting room, WC and kitchen. Engineered oak flooring adds a feel of warmth and tradition with tasteful neutral tones to the walls. Radiator and alarm control panel.

**SITTING/DINING ROOM** 24' 3" x 8' 4" (7.4m x 2.55m) Spacious reception room spanning the depth of the house with slight arch at the midway point differentiating the sitting and dining areas. Double glazed window to the front and French doors to the rear. A continuation of the oak flooring and neutral tones. Two radiators and feature gas fireplace.

**KITCHEN** 11' 1" x 8' 6" (3.4m x 2.6m) Modern luxurious kitchen with double glazed window to the rear and door to the side passage that runs between the ground floor accommodation and the garage. A range of dark blue kitchen units with wooden-laminate work top, together with oak flooring and white wall tiles. Integrated gas hob, electric oven, extractor fan, dishwasher, wine fridge, boiling water tap

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

and fridge freezer. Appliance space for washing machine, and Worcester gas boiler plus radiator. Large under stair cupboard providing good storage space.

**CLOAKROOM** Ground floor WC with double glazed window to the side. White toilet and hand wash basin. Grey walls and cream tiled flooring. Radiator.

**STAIRS AND LANDING** Neutral carpeted stairs rise to the first floor landing with cream walls. Large airing cupboard, radiator and loft hatch.

**BEDROOM ONE** 9' 10" x 10' 2" (3.m x 3.1m) Spacious double bedroom with double glazed window to the rear. Large fitted cupboard. Blue walls and neutral carpet. Radiator.

**BEDROOM TWO** Double bedroom with double glazed window to the front. Blue walls and neutral carpet. Radiator.

**BEDROOM THREE** 7' 10" x 7' 2" (2.4m x 2.2m) Small double or good-sized single bedroom with double glazed window to the rear. Light green walls and neutral carpet. Radiator.

**BATHROOM** Modern and stylish family bathroom with white suite of toilet, pedestal basin and bath with shower above and tiled bath panel. Double glazed window to the front and extractor fan. Cream tiled floor, white walls and neutral wall tiles. Radiator.

**GARAGE** 18' 8" x 8' 10" (5.7m x 2.7m) Single garage with white 'up and over' door to the front and wooden door leading to the side passage that runs between the house and garage. Lights and sockets.

**OUTSIDE** To the front of the house is an attractive border area with steps up to the porch. The driveway in front of the garage provides off-road parking for one car. A white door next to the garage opens to the passage that leads to the rear of the house and into the garden. The rear garden has a very private feel with pagoda over the patio adjacent to the house, borders with mature shrubs and planting, and lawn area.

