

Sparkford , BA22 7FP

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**£300,000 Freehold**

A Homely three bedroom end-of-terrace house located in the well connected village of Sparkford

# Sparkford

## BA22 7FP

 3  1  2 EPC B

## £300,000 Freehold

### DESCRIPTION

Introducing to the market is this homely three bedroom end-of-terrace house located in the well connected village of Sparkford. Located in the desirable village of Sparkford, this property offers the perfect balance of urban convenience and connectivity. With its proximity to local amenities, schools, and roads, everything you need is within easy reach.

Upon arrival, you are greeted by a spacious driveway offering parking for up to three vehicles, directly in front of an allocated garage space providing ample storage space and it's own electric supply. Step through the front door of the main residence and you are immediately welcomed into a well designed interior that exudes a sense of airiness and space, thanks to its thoughtful layout and modern presentation. There are also added storage options with thanks to the under-stair storage cupboards.

When you enter the home it has plenty of natural light coming in to the living spaces through well positioned windows and doors, creating an inviting ambiance. The kitchen benefits from it's own dining space that lies on the opposing end of the room which is perfect for entertaining guests whilst cooking at the same time. The contemporary kitchen features the latest appliances, ample storage, and modern countertops.

Adjacent to the living room area is the rear garden, a private and enclosed space offering the ideal setting for outdoor gatherings which the patio space also contributes towards. With both side access and access via French doors in the living room, maintaining and accessing the garden is effortless,

allowing you to make the most of the outdoor space and getting the most from being positioned at the end of a terrace.

For year-round comfort, this home is equipped with Air Source Heat Pump central heating, ensuring efficient heating and cooling while minimizing environmental impact. The EPC rating helps keeps annual costs down and a breakdown of the approximate living costs can be provided upon request.

Upstairs, you'll find three good sized bedrooms, two of which being classed as double bedrooms with the third being a suitable single bedroom or home office space. The master bedroom also boasts the added luxury of having an en-suite bathroom. Carpets throughout the upstairs level add warmth and comfort underfoot, creating a cosy atmosphere in each bedroom.

With approximately 7 years remaining on the NHBC guarantee, you can have peace of mind knowing that this home is backed by a reputable warranty, offering protection and reassurance for years to come. Schedule a viewing and we would be happy to show you around this wonderful home.

### TENURE

Freehold

### COUNCIL TAX BAND

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CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

[castlecary@cooperandtanner.co.uk](mailto:castlecary@cooperandtanner.co.uk)

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