



To Let

South Petherton, TA13 5AN

Monthly Rental Of £1,100



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This is a charming Hamstone cottage set on the edge of the village of South Petherton with lounge and kitchen/diner on the ground floor, two bedrooms and bathroom on the first floor and attic room on the top floor with an ensuite. This is a lovely property and will make a wonderful home in a highly sought after location.

Monthly Rental Of £1,100





## LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, bank, post office, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

## Approach

The property is set back from the road and is in an elevated position with steps from the roadway leading to the front pathway which provides access to the front door and side access to the rear garden.

**Lounge** - 14' 6" x 12' 11" (4.43m x 3.94m) (at widest point)

Front and side aspect double glazed windows offering lots of natural light, fireplace with inset gas fire, laminate flooring over a concrete base, under-stairs storage cupboard, radiator and door leading to;

**Kitchen/Diner** - 17' 11" x 9' 7" (5.47m x 2.92m)

Rear aspect double glazed window. Howdens kitchen (fitted 2013) comprising a range of wall and base units with worktops over, single bowl sink unit, gas hob, cooker hood, space for fridge freezer, space for slimline dishwasher, plumbing for washing machine, space for tumble dryer, tiled splashbacks and radiator. This room extends into the dining area to form one large room with double glazed patio doors leading to;

## Landing

Stairs from ground floor, doors to two bedrooms, the bathroom, airing cupboard and stairs to top floor.

**Bedroom One** - 15' 3" x 10' 10" (4.66m x 3.31m)

Front and side aspect double glazed windows, alcove wardrobe space and radiator.

**Bedroom Two** - 11' 1" x 8' 10" (3.38m x 2.68m)

Rear aspect double glazed door to balcony which offers a nice seating area to overlook the adjoining fields with built in wardrobe and radiator.

**Bathroom** - 6' 7" x 5' 5" (2m x 1.64m)

Rear aspect double glazed window, shower cubicle, wash hand basin, WC and radiator.

## Attic Room

This is an attic conversion with two landing spaces either side of the stairs, to the rear is a velux type window, hallway leading to area which is currently set out as a double bedroom with an ensuite also offering rear aspect double glazed velux type window. This space also offers additional eaves storage. The space on this floor could easily be used as a guest bedroom.

## En-suite

Shower cubicle, wash hand basin, WC and heated towel rail.

## Rear Garden

Walled patio garden which is private and offers gated side access, shed with electric light and power point and outside tap.

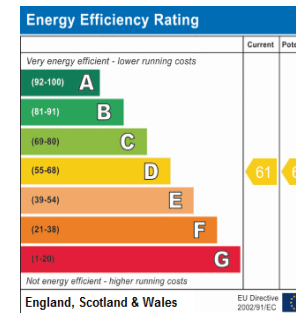


## AGENTS NOTE

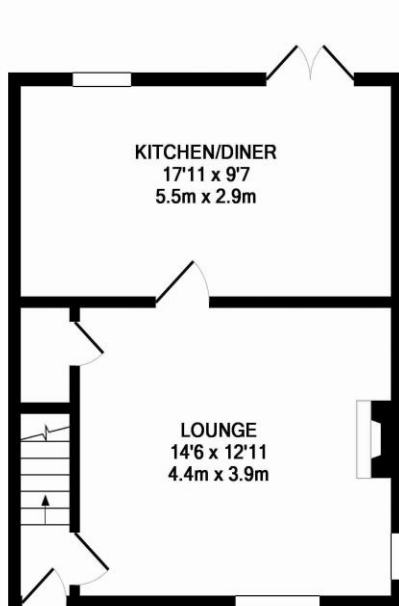
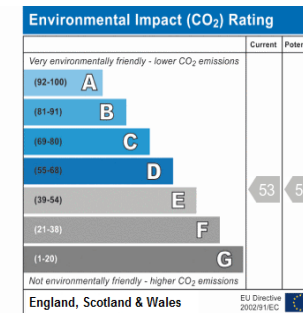
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

## Directions

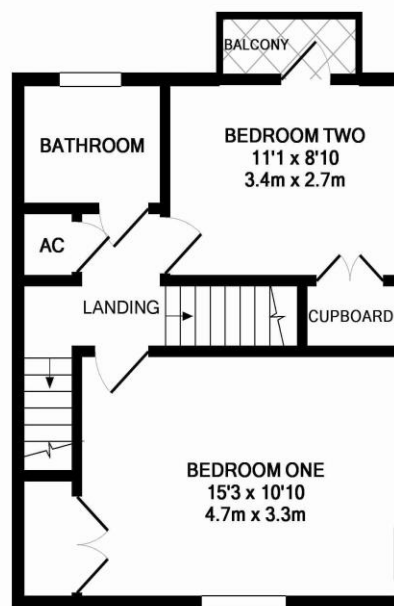
From the centre of the village, opposite the Post Office follow Silver Street for just under half a mile and the property will be easily identified by the popular Orchards Estates To Let Sign.



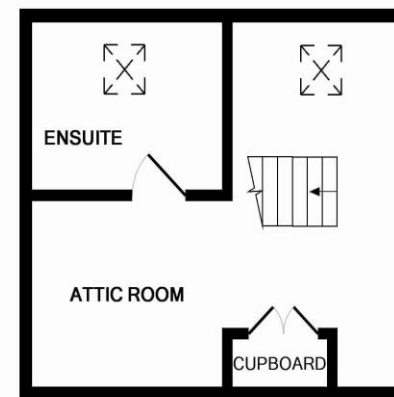
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GROUND FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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