



**FOR SALE**

South Petherton, TA13 5AW

£325,000



**Full video walk - through**



**ORCHARDS**  
ESTATES



Detached character home with off road parking and garage in the highly sought after location of South Petherton. The accommodation comprises spacious living room, good size farmhouse style kitchen, dining room, useful utility/laundry room and downstairs toilet. Upstairs are three bedrooms and the family bathroom. To the rear of the property is a private enclosed garden, a garage and off road parking.

£325,000



## 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, 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.

### Entrance Porch

Door to front, side aspect single glazed windows, tiled flooring and stained glass door to entrance hall.

### Entrance Hall

Original tiled flooring, stairs to first floor, cleaning cupboard, cloaks cupboard and under stairs cupboard.

### Living Room 12' 9" x 11' 10" (3.877m x 3.609m)

Front and side aspect double glazed windows, feature fireplace with log burner, laid to carpet and radiator.

### Dining Room - 12' 0" x 11' 8" (3.659m x 3.560m)

Side and rear aspect double glazed windows into kitchen, flagstone flooring, feature open fireplace, built in cupboard with shelving and radiator.

### Kitchen/Breakfast Room - 16' 7" x 14' 6" (5.064m x 4.430m)

Two side aspect double glazed windows, range of solid wood base units with shelving and worktops over, single bowl sink, space for 2 cookers, extractor fan, engineered oak flooring, plumbing for dishwasher, space for fridge/freezer, wooden beams, two radiators and two double glazed doors to either side.

### Utility/Laundry Room

Rear aspect single glazed window into kitchen, flagstone flooring and door to WC.

### WC

Corner wash hand basin with vanity unit, WC and radiator.

### Landing

Side aspect double glazed window, laid to carpet and access to loft.

### Bedroom One - 11' 10" x 10' 4" (3.608m x 3.141m)

Front and side aspect double glazed windows, built in wardrobe, laid to carpet and radiator.

### Bedroom Two - 12' 0" x 10' 8" (3.659m x 3.243m)

Side and rear aspect double glazed window, laid to carpet and radiator.

### Bedroom Three - 8' 8" x 7' 10" (2.635m x 2.379m)

Rear aspect double glazed window, laid to carpet and radiator.

### Bathroom - 9' 4" x 4' 4" (2.834m x 1.327m)

Front aspect double glazed window, bath with mixer taps, shower cubicle with electric shower, pedestal wash hand basin, WC, cork flooring, extractor fan and radiator.

### Courtyard

Courtyard to side with gated access and enclosed by wall.

### Parking

Off road parking for 1 car in front of garage.

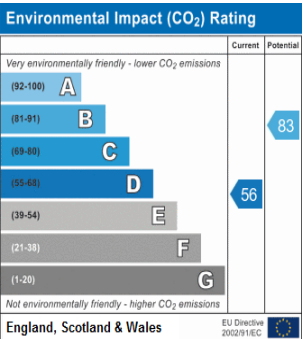
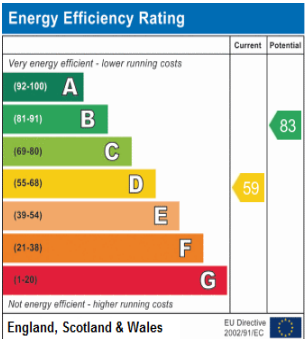
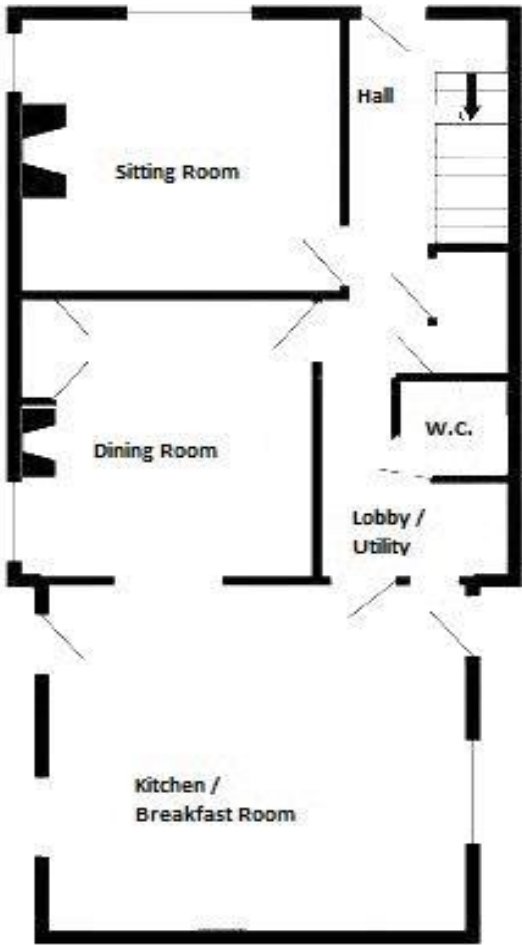




**Garage** - 18' 9" x 9' 0" (5.716m x 2.752m)  
Up and over door, window to side, power, lighting and personal door to side to garden.

**Garden**  
Initial covered patio area leading to lawned garden with planted beds and borders with gated access to four sides and enclosed by wall.

**Directions**  
From the centre of South Petherton by the Post Office, the property is approx. 10 minutes walk and a few minutes by car. Take Silver Street and follow this road for approx 500 metres, the turning to Pitway will be signposted on your left, follow this road around to the rear and park outside the property.



**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.