



FOR SALE

South Petherton, TA13 5HU

£285,000



[Full video walk - through](#)



ORCHARDS
ESTATES

Positioned at the end of a quiet cul de sac in the highly sought after village of South Petherton, this deceptively large four bedroom family home comes with the added benefit of off road parking for up to 2 cars, annex area and private enclosed garden. Having been creatively extended, the accommodation now comprises spacious living area, ideal as a study or annex bedroom, with adjoining downstairs bathroom. There is also a sitting room, central dining area, study area and one further reception room. The house also benefits from a large, characterful kitchen with exposed beams. Upstairs is the family bathroom, three good sized bedrooms - one with dresser area that could be made in to a fourth bedroom. There is off-road space for two cars at the front of the property.

£285,000



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, pub, 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 Hall

Double glazed door to front, stairs to first floor, telephone point, radiator and doors to:

Annex - 16' 6" x 8' 9" (5.031m x 2.675m)

Front aspect double glazed window, two radiators, laid to carpet, gas, telephone and aerial points.

Inner Hallway

Radiator, door to bathroom and door to kitchen.

Bathroom - 9' 8" x 7' 5" (2.935m x 2.272m)

Side aspect double glazed window, bath with shower over, wash hand basin, WC, bidet, extractor fan, heated towel rail and laminate flooring.

Kitchen - 14' 3" x 12' 0" (4.345m x 3.659m)

European style kitchen with deep shelving areas, tiled floor and worktops, space for large gas range cooker with extractor over, plumbing and space for washing machine and dishwasher, space for tumble dryer, space for American style fridge/freezer, two radiators, TV point, flueless gas fire, gas combi boiler and double glazed French doors to the rear.

Central Dining Area - 10' 4" x 8' 5" (3.153m x 2.571m)

Radiator.

Study - 8' 5" x 7' 0" (2.571m x 2.137m)

Laminate flooring, radiator, TV point, radiator and double glazed French doors to the family room.

Living Room - 11' 6" x 10' 10" (3.498m x 3.299m)

Front aspect double glazed window, feature open fireplace with gas supply, laminate flooring, telephone point, aerial point, radiator and double glazed French doors to the study.

Family Room - 13' 8" x 10' 6" (4.175m x 3.207m)

Electric fire, two radiators, laminate flooring, telephone point, TV point, Satellite dish point and double glazed French doors to rear.

First Floor Landing

Access to all rooms and loft hatch providing access to spacious loft.

Bedroom One - 12' 5" x 8' 10" (3.775m x 2.682m)

Front aspect double glazed window, radiator, laminate flooring and TV point.

Bedroom Two - 10' 8" x 10' 5" (3.245m x 3.182m)

Rear aspect double glazed window, radiator and laminate flooring.

Bedroom Three - 14' 9" x 9' 3" (4.489m x 2.810m)

Front aspect double glazed window, built in cupboard, built in wardrobe, radiator and laminate flooring.

Bedroom 4/Dressing Room - 8' 10" x 8' 0" (2.690m x 2.443m)

Double glazed window to the rear, laminate flooring and radiator.



Family Bathroom - 6' 11" x 5' 6" (2.116m x 1.668m)
Rear aspect double glazed window, bath with shower over, wash hand basin, WC, extractor fan and heated towel rail.

Rear Garden

Beyond the patio area is a pond with electric pump nestled in a cosy corner. There is also a brick BBQ and a large shed with lighting and power



16/05/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From South Petherton Post Office drive north on St James Street, taking the left hand bend onto Palmer Street. Proceed along this road and bear right onto Compton Road. Take the next left onto West End View then the second right in to West End Court. The property can be found on the left near the end of the cul de sac.

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.