



**FOR SALE**

South Petherton, TA13 5BG

£440,000



**Full video walk - through**



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Light and spacious three bedroom detached bungalow set in an elevated position in the heart of the sought after village of South Petherton. The property is presented in good order and offers a welcoming entrance hall, generous living room with dining area, a spacious kitchen and a separate utility room. There are also three bedrooms, master with en-suite shower room and a family bathroom. To the front is a good size garage with driveway and a well kept wrap-around garden. The property sits in a quiet cul de sac location and is offered chain free. We advise you book an early viewing so as not to miss out on this rare opportunity!

£440,000





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 Hall

Double glazed side entrance door, radiator, airing cupboard containing water tank and cloaks cupboard.

#### Sitting Area - 19' 1" x 13' 0" (5.818m x 3.959m)

Split layout dining/sitting room - SITTING AREA - triple aspect double glazed windows, double glazed sliding patio doors, carpet, feature fireplace with electric fire and two radiators.

#### Dining Area - 15' 1" x 10' 5" (4.602m x 3.179m)

Side aspect double glazed window and radiator.

#### Kitchen/Breakfast Room - 13' 8" x 9' 11" (4.157m x 3.018m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, tiled splash backs, one and a half bowl sink, electric hob with extractor over, double electric oven, radiator and space for table and chairs.

#### Utility Room - 11' 0" x 10' 3" (3.342m x 3.1229m)

Double glazed door and window to rear, range of wall and base units, one and a half bowl sink, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for American style fridge/freezer, gas Worcester boiler, and radiator.

#### Bedroom One - 13' 3" x 13' 0" (4.041m x 3.968m)

Side aspect double glazed window, built in wardrobes with dressing table and radiator.

#### En Suite - 8' 9" x 3' 2" (2.675m x 0.971m)

Front aspect double glazed window, partially tiled walls, shower, wash hand basin, WC and radiator.

#### Bedroom Two - 11' 5" x 9' 8" (3.482m x 2.949m)

Side aspect double glazed window, fitted wardrobe and radiator.

#### Bedroom Three/Study - 13' 0" x 7' 1" (3.959m x 2.150m)

Side aspect double glazed window and radiator.

#### Family Bathroom - 8' 9" x 5' 9" (2.660m x 1.759m)

Side aspect double glazed window, bath with shower over and mixer taps, wash hand basin, WC and radiator.

#### Garage

Electric up and over door, double glazed window to side, solar panels control unit, power and lighting.

#### Parking

Driveway to front of garage providing off road parking for up to 2 cars.

#### Front

Laid to lawn and patio with path to front door.

#### Garden

Laid to patio with exterior light and outside tap enclosed by fencing with gated access to side.

#### Additional Information

The property benefits from access to ultrafast fibre broadband and is equipped with 4kw of PV, 'solar panels' which the vendor advises currently yield approximately £2000 per annum.

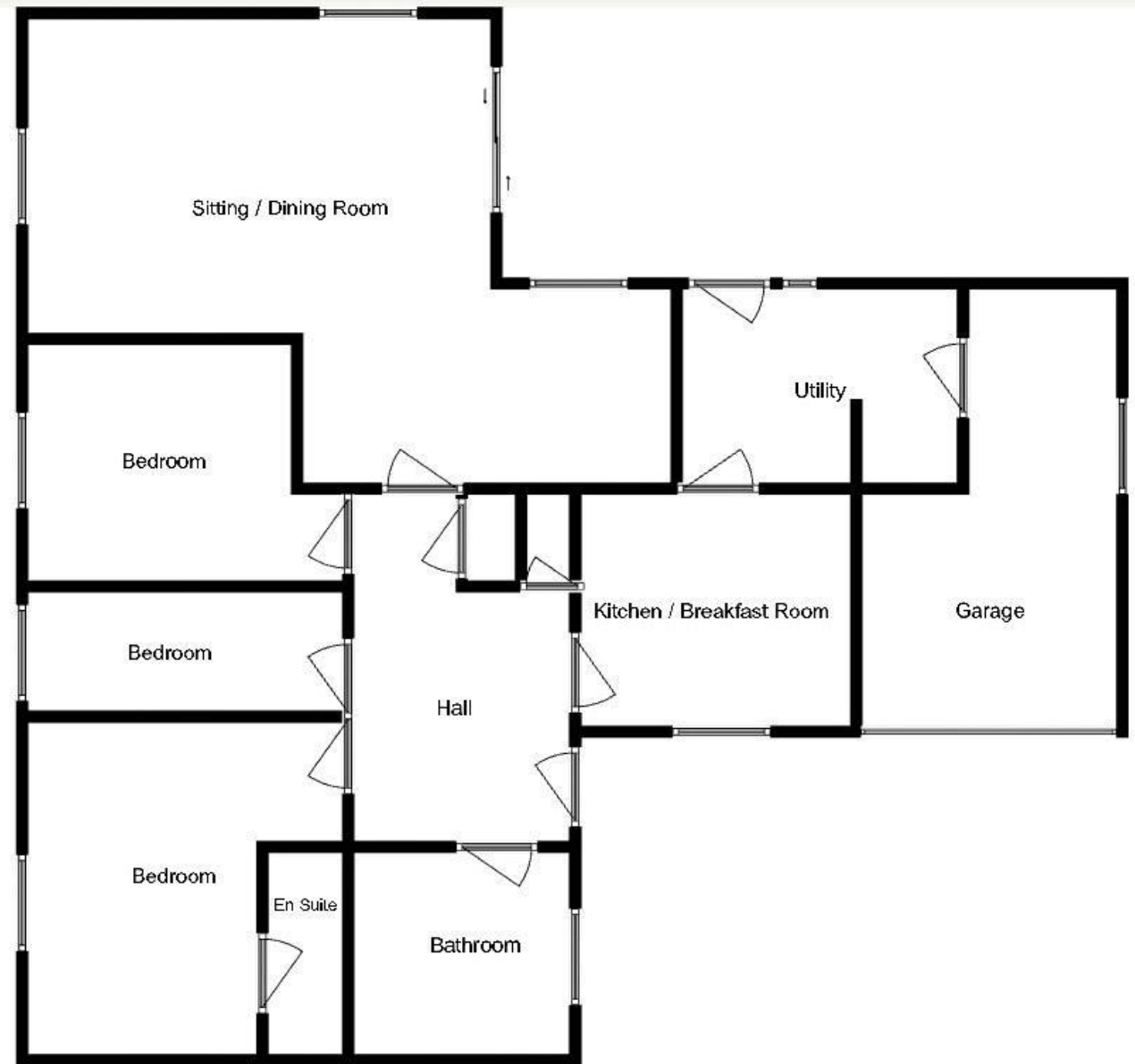


## AGENTS NOTE

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.

6/10/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only

## Directions

If driving from the A303, take the exit for South Petherton, follow the Hayes End road for approximately half a mile, go straight over the mini roundabout and take the second left hand turn in to St Paul's Close. Walking from South Petherton Library, follow St. James' Street onto Harvey's Road (Knapp Hill), turn left onto Hayes End, then second left in to St Paul's Close.



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.