



FOR SALE

Chapel Field, South Petherton, TA13 5EE

£425,000



Full video walk - through



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Beautifully presented three bedroom semi detached family home in a highly sought after small development within easy reach of local amenities with the added benefit of off road parking and a garage. Offered with no chain and in a ready to move in condition, this property really has it all! The accommodation comprises generous triple aspect sitting room, spacious kitchen/diner with separate utility room, sun room and a useful downstairs cloakroom. Upstairs are three bedrooms, master with en-suite and the family bathroom. To the side of the property is a garage and an off road parking area with gated access to the private enclosed garden.

£425,000



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 cafes, wine shop, 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 door to front, under floor heating, stairs to first floor and under stairs cupboard.

Sitting Room - 21' 6" x 9' 10" (6.556m x 3.004m)

Front and side aspect double glazed windows, laid to carpet with under floor heating and double glazed French doors to garden.

Kitchen/Diner - 22' 6" x 9' 4" (6.858m x 2.840m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with quartz effect worktops, one and a half bowl sink, integrated appliances to include Neff electric hob with extractor over, electric oven, eye level microwave oven, dishwasher and fridge/freezer, tiled floor with under floor heating, solid oak French doors to sun room.

Sun Room - 13' 2" x 10' 5" (4.019m x 3.169m)

Side and rear aspect double glazed windows, tiled flooring with under floor heating and double glazed French doors to garden.

Utility Room - 7' 2" x 5' 10" (2.191m x 1.770m)

Rear aspect double glazed window, range of wall and base units with worktop over, single bowl sink, tiled splash backs, under floor heating, plumbing for washing machine, space for tumble dryer and gas boiler.

Cloakroom

Wash hand basin with tiled splash back, WC and tiled flooring with under floor heating.

Landing

Airing cupboard, laid to carpet, access to loft and radiator.

Master Bedroom - 19' 5" x 9' 11" (5.907m x 3.027m)

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

En-Suite

Front aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, extractor fan, fully tiled walls and heated towel rail.

Bedroom Two - 11' 9" x 9' 5" (3.577m x 2.876m)

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

Bedroom Three - 10' 1" x 9' 4" (3.084m x 2.852m)

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

Bathroom

Rear aspect double glazed window, bath with shower over and mixer taps, wash hand basin with vanity unit, WC, extractor fan and heated towel rail.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Front

Step up to front door with storm porch over, an area of shingle with an array of plants and shrubs to the front which extends to the side with gated access to the rear garden.

Parking

Gravelled area providing off road parking for up to 2 cars.

Garage - 18' 8" x 10' 0" (5.697m x 3.040m)

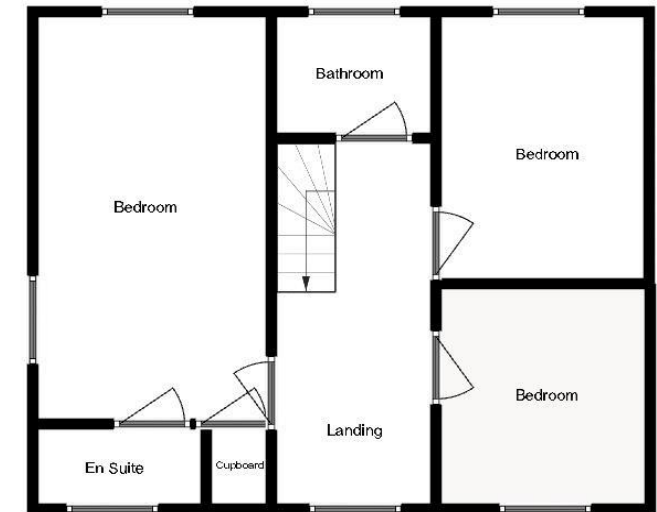
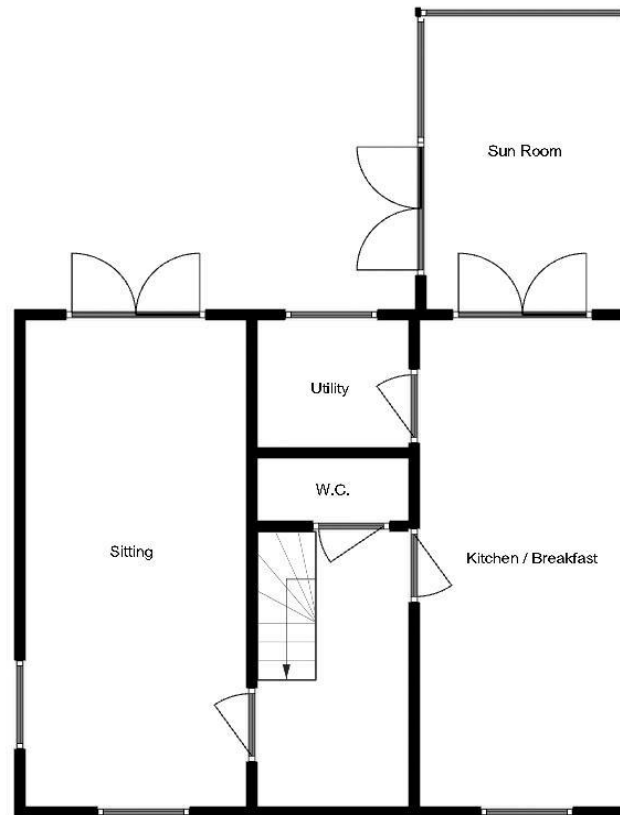
Electric up and over door, power, lighting and roof space.

Rear Garden

Initial patio area leading to lawn with developed shrubs and gravelled area, outside tap, enclosed by fencing with gated access to side.

Directions

From the Hayes End roundabout off the A303, follow the signs towards the centre of South Petherton along Hayes End Road for approx 200 metres. The entrance to Chapel Fields will be signposted on your right hand side. On entering the development follow the road round and the property can be found on the left hand side.



This floor plan is only for illustrative purposes and all measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.



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