



FOR SALE

Whitfield Lane, South Petherton, TA13 5DF

£380,000



ORCHARDS
ESTATES

Renovation Project

No Onward Chain

Situated in an elevated position, offering privacy yet only a short walk to the centre of the village of South Petherton, this detached 3 bedroom property offers generous accommodation and easy to maintain front and rear gardens.

£380,000



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, 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 Situated in an elevated position the approach is over a lane which brings you to the front gates. Access to the front garden and garage is from here.

Entrance Hall 13' 11" x 4' 2" (4.236m x 1.260m)
With door to front, the hallway is quite wide and offers two storage cupboards, radiator and loft access.

Sitting Room 22' x 12' (6.695m x 3.655m)
A very generous room in terms of size, whilst been a light and airy room with the benefit of front and rear aspect double glazed windows, stone fireplace with electric fire and wall mounted radiators.

Kitchen/Breakfast Room 12' 4" x 10' 1" (3.763m x 3.062m)
Rear aspect double glazed window overlooking the rear garden, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric hob with extractor over, electric oven, plumbing and space for washing machine. To the rear are two storage areas housing the electrics and boiler as well as a pantry cupboard all set over vinyl flooring.

Lean To 14' 7" x 9' 3" (4.45m x 2.808m)
Front and rear aspect windows, tiled flooring, range of fitted base units with worktop and double glazed patio doors to garden with door access to the kitchen and door access to the garage.

Bedroom One 17' 0" x 9' 3" (5.178m x 2.831m)
A very spacious room offering two front aspect double glazed windows, laid to carpet and radiator.

Bedroom Two 11' 6" x 11' 6" (3.513m x 3.500m)
Front aspect double glazed window, laid to carpet and radiator.

Bedroom Three 10' 1" x 11' 5" (3.079m x 3.475m)
Rear aspect double glazed window, laid to carpet and radiator.

Bathroom 6' x 5' 6" (1.835m x 1.679m)
Rear aspect double glazed window, bath with electric shower over, wash hand basin, partial wall tiling and vinyl flooring.

WC Rear aspect double glazed window, WC and vinyl flooring.

Garage 27' 2" x 11' 10" (8.291m x 3.611m)
Up and over door, oil tank, power, lighting and personal door to side. The oil tank requires replacement and we have obtained quotations from a local firm for this.

Front Garden A very private space with high hedging, primarily laid to lawn with planted borders and enclosed.



Driveway Driveway to front of garage providing off road parking for one car. There is also a parking space to the front of the property.

Rear Garden The rear garden is laid out in a simple fashion and features a range of mature shrubbery and several fruit trees. Handily there is also an outdoor tap, greenhouse and patio area. The orientation allows for you to sit in the rear garden and enjoy late afternoon and evening sun in total privacy.

Directions: From the centre of the village on St. James Street head north and then west onto Palmer Street. Following this along until you come to a right hand bend in the road, keep left and take the first exit onto Whitfield Lane and left again where the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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