



To Let

Compton Road, South Petherton, TA13 5EN

Monthly Rental Of £925



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Charming character cottage situated within walking distance of the plentiful amenities of South Petherton. The well presented accommodation comprises a spacious sitting room with archway through to a fitted kitchen with door opening out to the courtyard garden. On the first floor is a master bedroom with stairs lead to a mezzanine floor which has space which would be ideal as a guest sleeping area or a study. An 'excuse me' room provides further possibilities for a dressing room/study. The bathroom is a jack and jill design with access from the master bedroom and the 'excuse me room'.

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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.

Sitting Room - 13' 3" x 10' 7" (4.05m x 3.22m)

With door opening to front, front aspect double glazed window, feature stone fireplace and fireplace. There is a door opening to the stairs and further archway with storage opening to;

Kitchen - 10' 6" x 9' 9" (3.19m x 2.98m)

Rear aspect single glazed window, range of base units with worktops over, single bowl butler style sink, space for cooker, plumbing for washing machine, space for fridge freezer, gas boiler, vinyl flooring, tiled splash backs, down lights, radiator and door to rear.

Master Bedroom - 13' x 10' 5" (3.96m x 3.18m)

The Master Bedroom is set over two floors with a large front aspect double glazed window and radiator, direct door way access from stairs, direct doorway access to landing with further door opening to the bathroom. A set of stairs then lead up to the Mezzanine Floor with rear aspect vellux type window and open front aspect with bannisters and exposed beamed ceiling.

Excuse Me Room - 9' 10" x 5' 4" (3.00m x 1.63m)

Accessed directly off the stairs and featuring a rear aspect single glazed window and radiator with direct access to the bathroom.

Bathroom - 9' 11" x 4' 11" (3.03m x 1.49m)

Rear aspect single glazed window, bath with electric shower over, wash hand basin, WC and partial tiling.

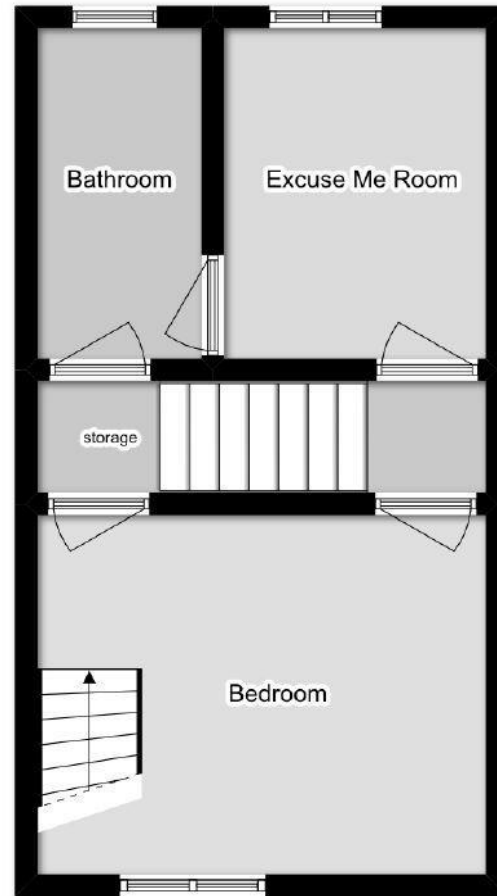
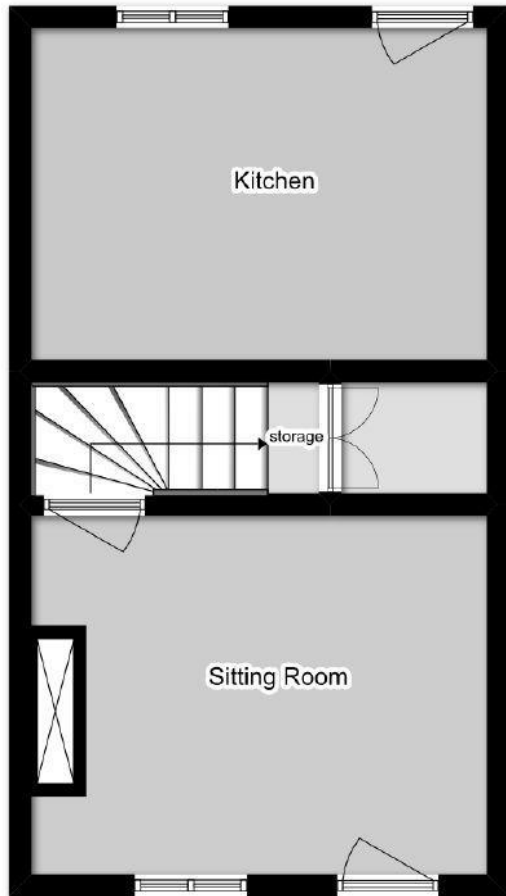
Rear Garden

Laid mainly to patio with outside tap, stone wall to rear and enclosed by fencing to either side with gated coalmans access. and currently covered with a lean-to roof. There is also a timber storage shed.

AGENTS NOTE

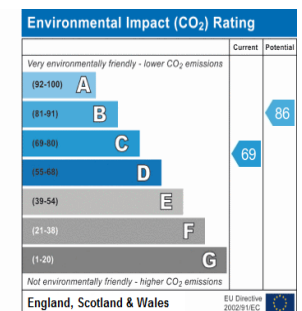
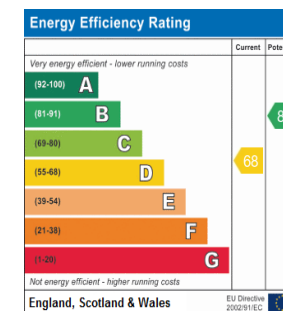
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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.





Directions

From the centre of the hugely popular village of South Petherton with the Post Office on your left, proceed along St. James Street and follow the road as it bends to the left and then eventually to the right. The property will be found on your right hand side.



01460 477977 or 01935 277977



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