



FOR SALE

South Petherton, TA13 5EE

£450,000



Full video walk - through



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ESTATES

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 sitting room, spacious kitchen/diner with separate utility room, sun room and a useful downstairs cloakroom. Upstairs are three double 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.

£450,000



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, understairs cupboard, stairs to first floor, engineered oak flooring with under floor heating.

Sitting Room - 21' 6" x 10' 4" (6.542m x 3.157m)

Front and side aspect double glazed windows, feature fireplace with electric fire, laid to carpet with under floor heating, double glazed French doors to rear.

Kitchen/Diner - 21' 5" x 9' 5" (6.520m x 2.864m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, tiled splashbacks, integrated appliances to include electric hob with extractor over, electric oven, microwave oven, dishwasher and fridge/freezer, tiled flooring with under floor heating.

Utility Room - 9' 5" x 5' 10" (2.864m x 1.766m)

Side aspect double glazed window, range of wall and base units with laminate worktops and upstands, one and a half bowl sink, plumbing for washing machine, space for tumble dryer, gas boiler, extractor fan, tiled flooring with under floor heating.

Sun Room - 12' 4" x 10' 4" (3.757m x 3.156m)

Side and rear aspect double glazed windows, double glazed French doors to side, exposed stone walls and tiled floor with under floor heating.

Cloakroom

Wall hung wash hand basin with tiled splashback, wall hung WC., tiled floor with under floor heating.

Landing

Front aspect double glazed window, access to loft, radiator, laid to carpet, airing cupboard housing hot water tank and doors to:

Bedroom One - 19' 4" x 9' 9" (5.887m x 2.972m)

Side and rear aspect double glazed windows, built in wardrobe with hanging space, radiator and laid to carpet.

En Suite

Front aspect double glazed window, double walk in shower, wall hung wash hand basin, WC, extractor fan, chrome heated towel rail, tiled floor and fully tiled walls.

Bedroom Two - 9' 3" x 11' 8" (2.822m x 3.561m)

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



Bedroom Three - 10' 2" x 9' 5" (3.090m x 2.859m)
Double glazed window to front, laid to carpet and radiator.

Family Bathroom

Rear aspect double glazed window,, bath/shower, mixer taps, wall hung wash hand basin, wall hung WC, extractor fan, shaver socket, radiator, chrome towel rail, tiled floor and tiled walls.

Front Garden

Planted bedding areas

Rear Garden

Initial patio area leading to lawn, flower borders, mature hedges with gated access to side.

Parking

Parking to side of property laid to gravel with dropped kerb and gated access.

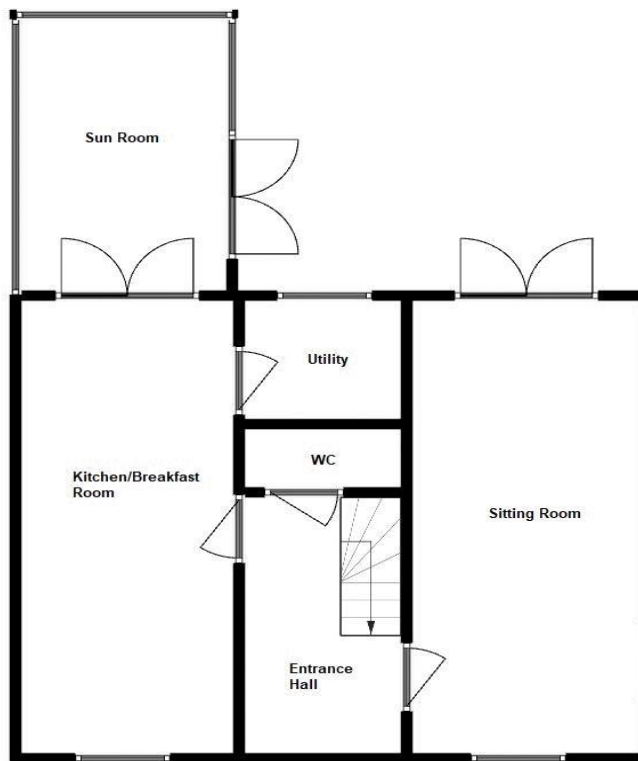
Garage

Up and over door, window to front, power, lighting and roof space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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