



**FOR SALE**



**Full video walk - through**

Lopen, South Petherton, TA13 5JW

**£395,500**



**ORCHARDS**  
ESTATES



Nestled in a quiet location in the sought after village of Lopen, is this link detached chalet bungalow with off road parking and a garage (currently used as a store room). The versatile accommodation comprises spacious living room with double sided multi fuel burner, generous modern fitted kitchen with dining area, a through room/study leading to a downstairs bedroom and a bathroom. Upstairs are two large double bedrooms and a cloakroom. To the front of the property is a paved driveway providing off road parking for two cars and to the side of the property is a garage (currently used as a workshop/store room) with access to the private garden. Offered with no chain and in good order, an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£395,500





## LOCATION

South Petherton is a small residential country town with a village atmosphere, set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inns, bank, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

### Living Room - 19' 2" x 11' 11" (5.850m x 3.632m)

Double glazed french doors and window panels to front, side aspect double glazed window with plantation shutters, features double sided fireplace with multi fuel burner, stairs to first floor and wood effect tiled floor.

### Kitchen/Diner - 32' 2" x 8' 8" (9.809m x 2.643m)

Dining area with front and side aspect double glazed windows with plantation shutters, wood effect tiled flooring, shelving unit providing access to a store room and a feature double sided fireplace with multi fuel burner. Recently fitted kitchen comprising a range of modern gloss wall and base units with worktops over, splash backs, one and a half bowl sink with instant boiling water tap, integrated appliances to include induction hob with extractor over, fan oven, combination oven, dishwasher and fridge/freezer, vertical radiator and double glazed door to side to garden.

### Bedroom Three/Office - 11' 8" x 9' 0" (3.548m x 2.748m)

Side aspect double glazed window with plantation shutters, range of built in cupboards, drawers and shelving, vinyl tiled flooring, spot lights and radiator.

### Bedroom Four - 8' 6" x 8' 2" (2.581m x 2.495m)

Side aspect double glazed window with plantation shutters, built in wardrobes and drawers, laid to carpet and radiator.

### Bathroom - 11' 4" x 6' 2" (3.463m x 1.889m)

Side aspect double glazed window, bath with mixer taps, wash hand basin with vanity unit, WC, tiled floor, tiled walls and heated towel rail.

### Landing

Laid to carpet and doors to:

### Bedroom One - 20' 2" x 12' 6" (6.153m x 3.800m)

Side aspect double glazed window with views, fitted wardrobe with shower, combi boiler, eaves storage, laid to carpet and radiator.

### Bedroom Two - 13' 8" x 10' 8" (4.174m x 3.247m)

Rear aspect double glazed window with views of countryside, laid to carpet, built in wardrobe and radiator.

### Cloakroom

Velux window to side, was hand basin, WC and vinyl flooring.

### Garage (currently used as a workshop/store) - 16' 2" x 15' 2" (4.926m x 4.622m)

Window to side, power, lighting, plumbing for washing machine and personal door to garden.

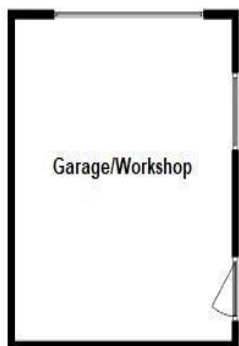
### Parking

Paved driveway to front providing parking for 2 cars with planted borders.

### Rear Garden

Laid mainly to gravel with planted borders of shrubs and trees enclosed by wall.

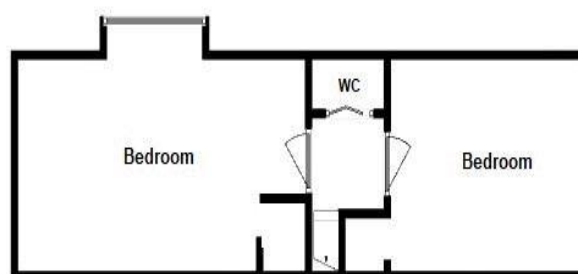




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

#### 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.



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

From the Lopen roundabout take the first left onto Hollow Lane and follow the road round into Holloway. Continue along this road and then turn right into Frog Street. Continue along this road and into Water Street and the property can be found on the left hand side.



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