



FOR SALE

South Petherton, TA13 5DD

Offers Over £240,000



Full video walk - through



ORCHARDS
ESTATES

Delightful and charming character cottage within walking distance of the plentiful amenities of South Petherton. Boasting many original features to include flagstone flooring, sash windows and window shutters, the well presented accommodation comprises sitting room with multi fuel burner, dining area, kitchen and utility room on the ground floor. Upstairs are two bedrooms and the family bathroom. To the rear of the property is a private enclosed garden. Offered with no chain, this lovely property would make an ideal holiday home or first time purchase.



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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, 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.

Entrance Hall

Door to front and flagstone flooring.

Sitting Room - 10' 10" x 10' 9" (3.292m x 3.272m)

Front aspect single glazed sash window with secondary glazing, feature fireplace with multi fuel burner and back boiler, alcoves with built in shelving and flagstone flooring.

Dining Area - 15' 4" x 9' 9" (4.672m x 2.984m)

Internal window into utility, flagstone flooring, base units with integrated fridge and freezer and solid worktop over, stairs to first floor and under stairs cupboard.

Kitchen - 11' 11" x 6' 6" (3.626m x 1.976m)

One side aspect single glazed window into utility, two rear aspect double glazed windows, two Velux type windows, fitted kitchen comprising a range of wall and base units with solid wood worktops over and glass splash backs, ceramic one and a half bowl sink, vinyl tiled floor, induction hob, electric oven, integrated dishwasher, plumbing for washing machine and door to utility.

Utility Room - 7' 8" x 5' 2" (2.337m x 1.579m)

Solid wood worktop, shelving, space for tumble dryer, space for under counter fridge, laid to carpet and door to garden.

Landing

Feature stone wall, access to loft and doors to:

Bedroom One - 13' 3" x 10' 11" (4.048m x 3.339m)

Two front aspect single glazed sash windows with shutters, laid to carpet, two built double wardrobes and radiator.

Bedroom Two - 8' 9" x 8' 3" (2.655m x 2.522m)

Rear aspect single glazed window, laid to carpet and built in wardrobe.

Bathroom

Velux type window to rear, bath with shower over, was hand basin, WC, airing cupboard housing hot water tank, radiator, tiled walls and vinyl flooring.

Garden

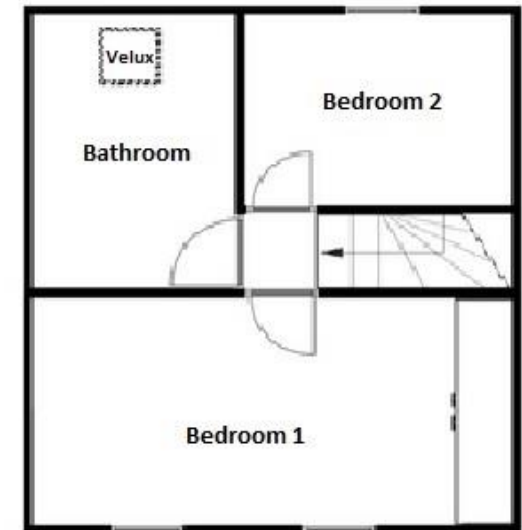
Steps from the utility lead up to a lawned garden with borders and decked area. A couple of further steps bring you up to a paved area with shed and gated access to rear. The garden is enclosed by wall and fencing.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Directions

Upon entering South Petherton, continue through Hayes End and then turn left at the mini-roundabout on to Harvey's Road. Follow the road as it turns in to St. James street and take a left on to Palmer Street. Follow the road a short distance and the property is here situated on the left hand side.



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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