



FOR SALE

South Petherton, TA13 5DJ

Offers Over £200,000



Full video walk - through



ORCHARDS
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Delightful character cottage offered with no chain and situated within walking distance of the plentiful amenities of South Petherton. This charming property boasts many original features and would make an ideal holiday home or buy to let investment. The beautifully presented accommodation comprises sitting room with multi fuel burner, dining area, kitchen and downstairs shower room. Upstairs is a generous bedroom with dual aspect windows. To the rear of the property is a raised manageable garden backing onto a field.

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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.

Sitting Room - 9' 11" x 9' 4" (3.023m x 2.844m)

Door to front, front aspect double glazed window with window seat, tiled flooring, feature fireplace with multi fuel burner, wall lights and radiator.

Dining Area - 6' 11" x 6' 7" (2.115m x 2m)

Rear aspect double glazed window, tiled flooring, Butler style sink with storage under and radiator.

Kitchen - 4' 8" x 4' 5" (1.412m x 1.334m)

Range of base units with worktop over, space for cooker with extractor over, plumbing for dishwasher/washing machine and table door to side.

Utility Area

Worktop area, space for under counter fridge/freezer, vinyl flooring, gas boiler and sliding door to shower room.

Shower Room

Side aspect double glazed window, shower cubicle with electric shower, wash hand basin, WC, extractor fan, radiator, fully tiled walls and vinyl flooring.

Stairs

Laid to carpet and door to bedroom.

Bedroom - 17' 0" x 9' 11" (5.170m x 3.010m)

Front and rear aspect double glazed windows, laid to carpet, exposed feature brick wall, wooden beams, access to loft and radiator.

Garden

Stairs lead up to a beautiful low maintenance well kept garden which is mainly laid to gravel with store enclosed by fencing and backing onto a field.

AGENTS NOTE

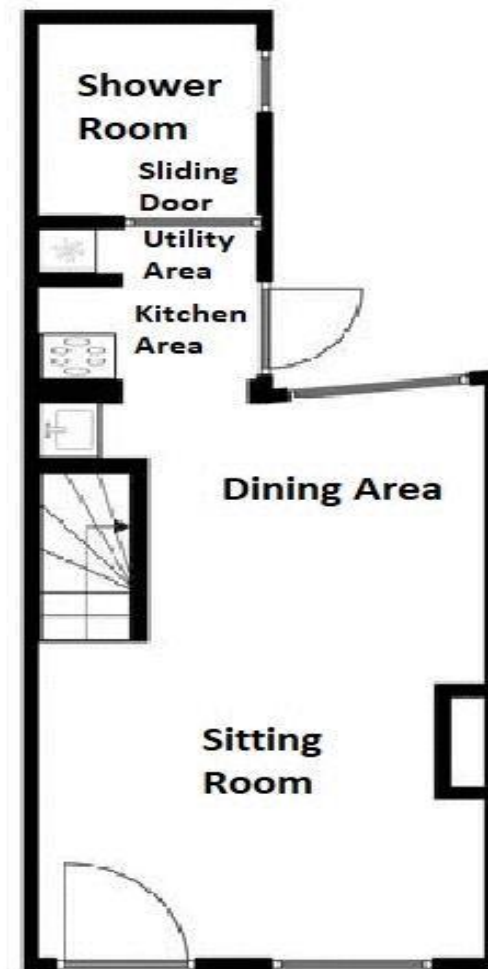
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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 South Petherton, follow West Street, the property will be on your right and easily identifiable by our For Sale Board.

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



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