



FOR SALE

7 Coach Court, North Street, South Petherton, TA13 5DA

Offers in Excess of £515,000



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Detached, hamstone, architect designed and renovated to a high standard 10 years ago, this handsome home offers a rare opportunity in a central yet private location so close to the town centre.

Nestled in a small courtyard, the house boasts numerous updates and upgrades, including underfloor heating, solar panels, a garage and two private parking spaces.

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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, 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.

Situation

Coach Court is situated only a short walk from the centre of the village which is a definite bonus. Despite being so close, the design and layout makes this a private and peaceful setting.

Approach

Approaching from North Street, you enter Coach Court, where the property is conveniently situated with parking and a garage at the front, along with a side gate leading to the private courtyard garden.

Entrance and Additional Room

Upon entering the main lobby, you're greeted with a welcoming and spacious area. To the right, there's a large sitting room with the versatility to potentially become a downstairs bedroom with an option to install an en-suite should this be a requirement. Continuing through the lobby, you'll find the downstairs WC, complete with plumbing and housing utilities such as the boiler, solar panel controls, and electrics. Considering the layout, creating an en-suite for the downstairs room appears to be a straightforward enhancement, adding to the functionality and appeal of this architecturally designed home.

Main Living Area

Moving into the open-plan living space, the luxurious flagstone flooring, complemented by underfloor

heating, defines a comfortable seating area, dining space, and a well-equipped kitchen. The kitchen provides access to the enclosed courtyard garden, while a rear hall offers additional storage, including a large understairs pantry. A delightful morning room is situated to the rear and provides a nice balance of morning light and access to the courtyard garden. The rear hall and garden room benefit from the installation of roof windows in the stairwell helping to provide natural light.

Upstairs

The low-rise staircase leads to a spacious area with 2 large bedrooms, featuring high ceilings and generous accommodation. The main bedroom features a balcony with double glazed French doors overlooking the courtyard. Also available on this floor is nicely fitted bathroom with extra large shower and a double ended bath. A spacious airing cupboard with shelving and small radiator are also well thought out, practical additions.

Garage & Parking

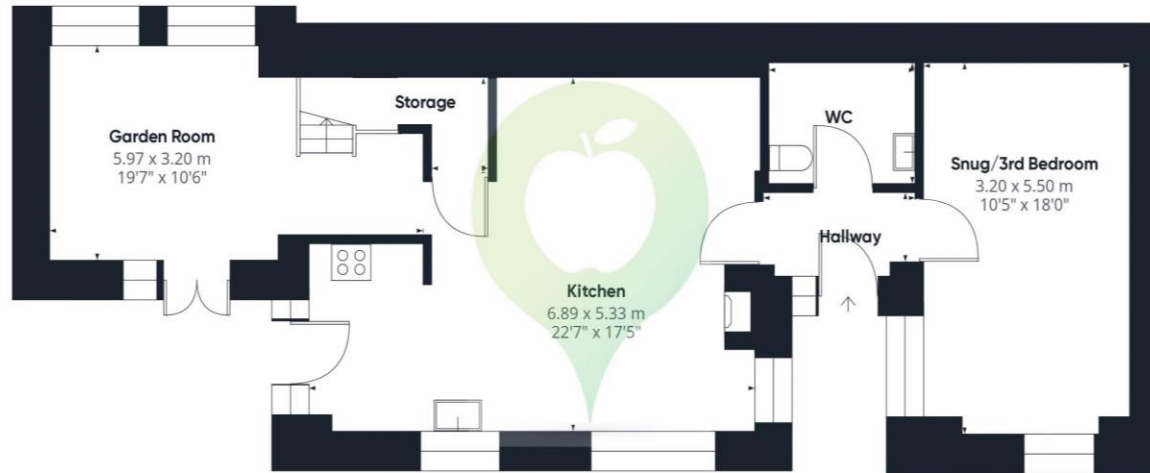
There is parking directly in front of the property and a private garage (with power) is also included with this property. There is lighting in the outside courtyard with access to a outside water tap.

Material Information

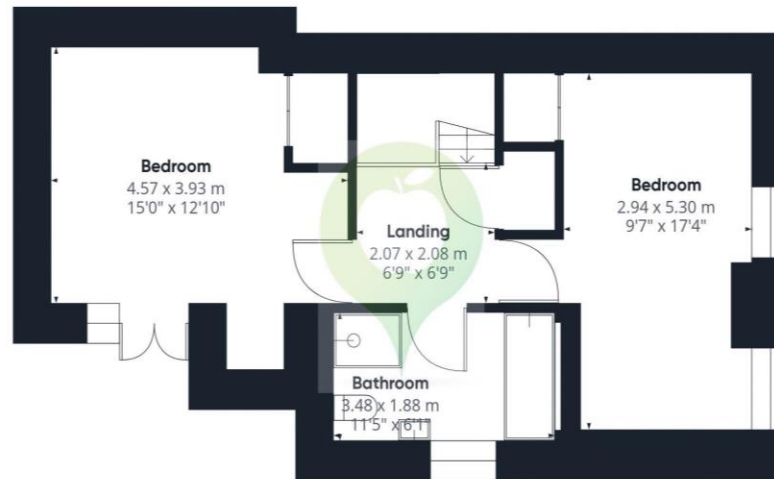
- The entire community is managed by Coach Court Ltd.
- As a property owner, you become a director as the management is shared jointly between all owners.
- Currently there is a maintenance charge of £150 per annum to maintain the external areas and insurances.
- Council Tax Band: D
- Privately owned Solar Panels which currently earn £1,100 per annum for the homeowner.
- The property was converted approx. 10 years ago.
- Mains Gas, Water, and Drainage.
- This is a friendly and mature community of 7 homes.
- The owner of this property has found a suitable property moving forward which is unoccupied and will therefore form top of chain.



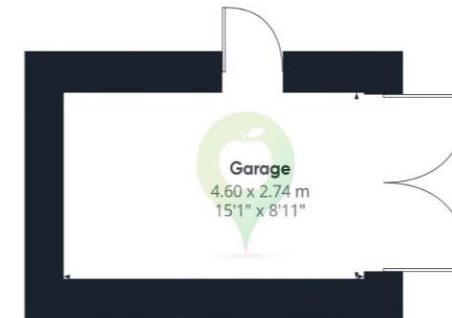
Directions From St. James Street in the centre of South Petherton, walk North and onto North Street. After about 100 yards you will come to the entrance to Coach Court. Enter into the courtyard and the property will be on your right-hand side where one of our experienced local team will be there to show you around and answer any questions you may have.



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

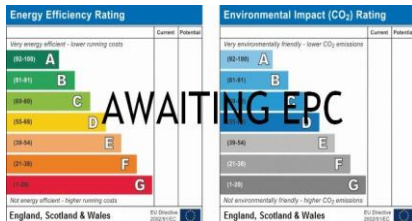


Approximate total area¹⁾
135.9 m²
1462.76 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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