



**FOR SALE**

South Petherton, TA13 5DD

£225,000



**Full video walk - through**



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Delightful and charming character cottage within walking distance of the plentiful amenities of South Petherton offered with no chain. The well presented accommodation comprises sitting room with log burner and a kitchen/breakfast room with stable door out to the garden. Upstairs is a spacious double bedroom and a good size bathroom. To the rear of the property is a private enclosed garden. This lovely property would make an ideal holiday home/let or investment opportunity so an early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after location.

£225,000



## 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 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 - 11' 5" x 10' 1" (3.481m x 3.070m)

Front aspect single glazed sash window with secondary glazing, feature fireplace with log burner, laid to carpet, wall lights and radiator.

### Kitchen/Breakfast Room - 11' 11" x 10' 1" (3.644m x 3.079m)

Rear aspect Velux type window, fitted kitchen comprising a range of base units with worktop over and shelving, single bowl stainless steel sink, Neff gas hob, Neff electric oven, integrated Indesit washer/dryer, space for fridge/freezer, engineered wood flooring, extractor, stairs to first floor, under stairs cupboard with shelving and stable door to rear garden.

### Landing

Laid to carpet, access to loft and doors to: \*\*There is scope to convert the loft into an extra bedroom subject to building regulations\*\*

### Bedroom - 12' 1" x 10' 1" (3.672m x 3.065m)

Front aspect single glazed sash window with secondary glazing, laid to carpet and radiator.

### Bathroom - 8' 9" x 6' 6" (2.667m x 1.972m)

Rear aspect single glazed window, bath with shower over and tiling, pedestal wash hand basin, WC, engineered wood flooring, double fitted wardrobe with hanging space and airing cupboard housing boiler.

### Garden

Steps from the kitchen door lead up to a raised garden with planted borders of mature shrubs, gravelled seating area enclosed by wall and fencing. There is scope to add a gate to the rear to access the shared pathway.

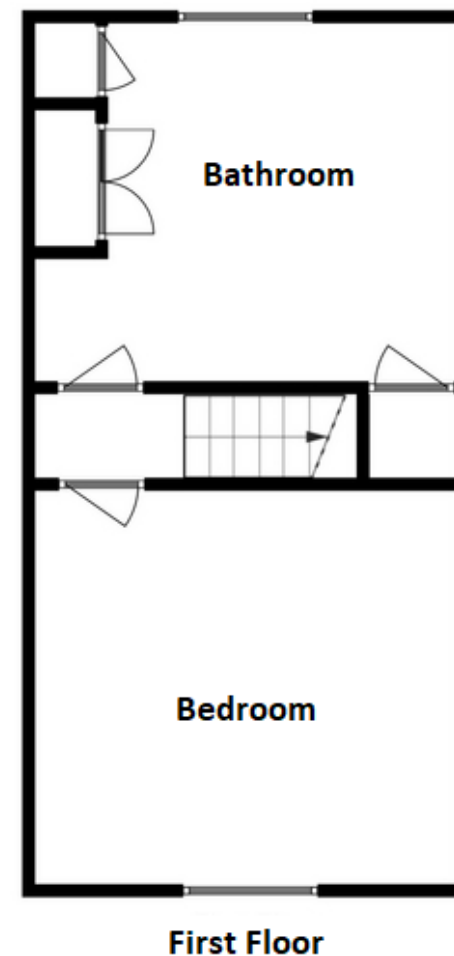
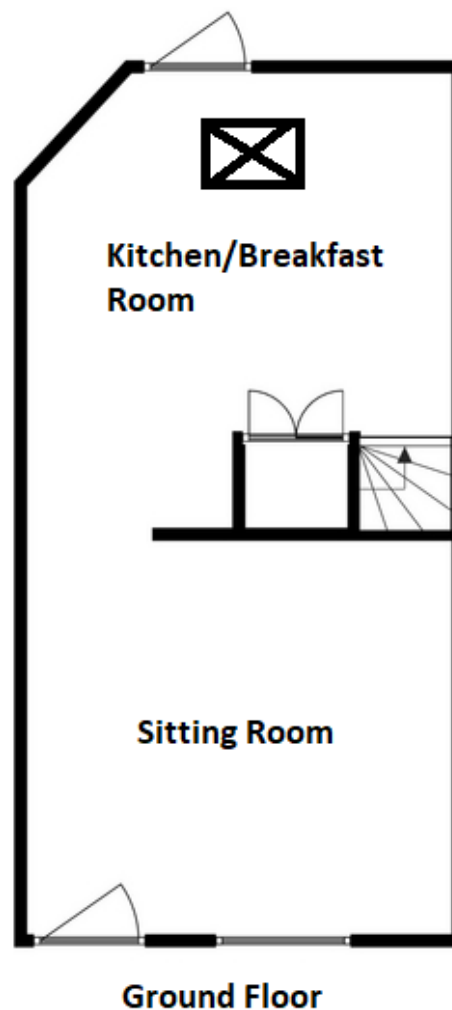


### AGENTS NOTE

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

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 onto Palmer Street. Follow the road a short distance and the property is here situated on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



01460 477977 or 01935 277977



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

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