



FOR SALE

South Petherton, TA13 5DS

Asking Price £365,000



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ESTATES

Stunning two double bedroom home located within a Grade II listed former manor house and situated within a stone's throw of the plentiful amenities of South Petherton. This superb and unique property comprises a spacious kitchen/breakfast room, a generous lounge/diner with beautiful original sash windows and a useful downstairs toilet on the ground floor. Upstairs are two double bedrooms and a shower room. Outside is a small garden area and a large additional communal garden. There is also a garage in a block with a parking space. An early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after village location.

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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.

Kitchen/Breakfast Room - 18' 7" x 11' 11" (5.659m x 3.636m)

Door to rear, rear aspect single glazed window, laminate flooring, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob with extractor over, electric oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, combi gas boiler, tiled splash backs and stairs to first floor.

Lounge/Diner - 19' 6" x 16' 11" (5.942m x 5.158m)

Two front aspect single glazed sash windows, beamed ceiling, exposed ham stone wall, feature fireplace with gas fire, laid to carpet and two radiators.

Cloakroom - 8' 0" x 3' 3" (2.445m x 0.997m)

Was hand basin, WC, laminate flooring and under stairs storage area.

Landing - 12' 9" x 3' 4" (3.886m x 1.027m)

Laid to carpet, storage cupboard and doors to:

Bedroom One - 14' 1" x 9' 11" (4.287m x 3.021m)

Front aspect single glazed sash window, two built in wardrobes, laid to carpet and radiator.

Bedroom Two - 14' 6" x 8' 1" (4.423m x 2.472m)

Front aspect single glazed sash window, internal window into landing, laid to carpet and radiator.

Shower Room - 8' 0" x 6' 8" (2.439m x 2.037m)

Rear aspect single glazed window, shower cubicle, wash hand basin with vanity unit, WC, two large eaves storage cupboards, tiled walls, vinyl flooring and radiator.

Garage

Electric up and over door, power and lighting.

Parking

There is one allocated parking space.

Garden

Small patio area with planted borders and hedge.

Communal Garden

There is access to a large communal garden laid mainly to lawn.

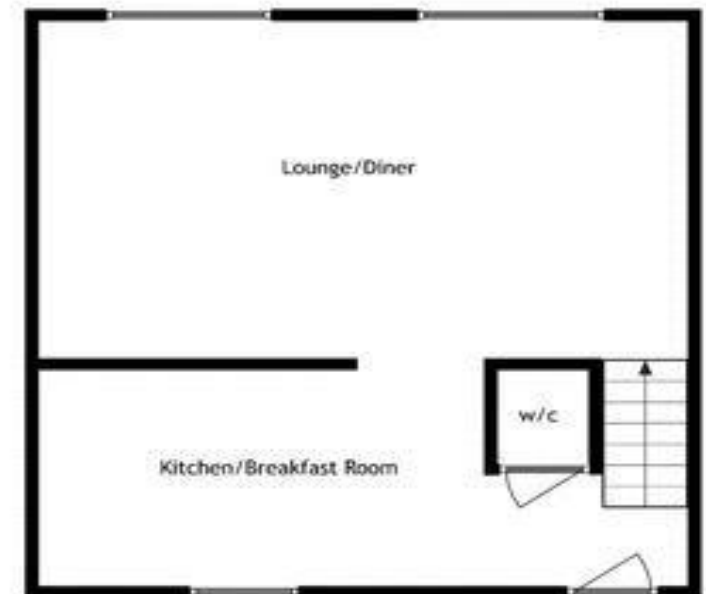
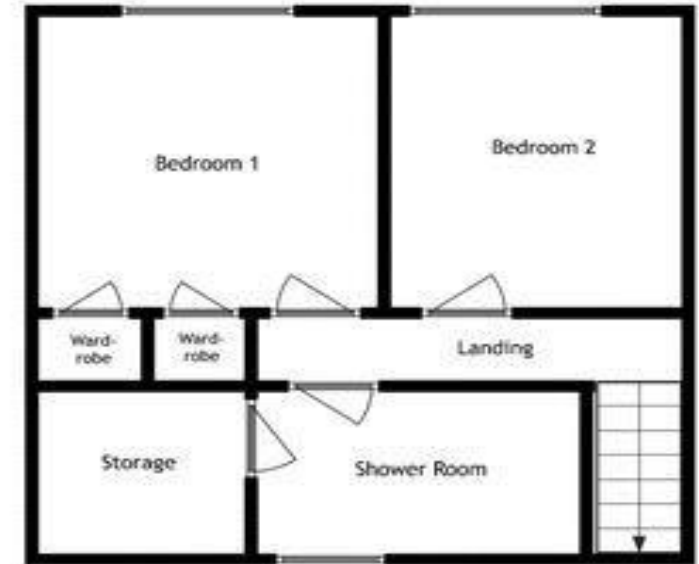


AGENTS NOTE

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 via the Hayes End Roundabout, continue along Hayes End and take a left turn at the mini roundabout on to Harvey's Road. The property is situated on the left hand side.



01460 477977 or 01935 277977



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.