



**To Let**

South Petherton, TA13 5BN

**Monthly Rental Of £800**



**ORCHARDS**  
ESTATES



Conveniently located in the heart of the beautiful village of South Petherton with amenities on your doorstep and a friendly community, is this two bedroom first floor flat with the added benefit of off road parking. Presented in good order, the accommodation comprises spacious living room, modern fitted kitchen, two bedrooms and bathroom.

Monthly Rental Of £800



## 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, pub, 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.

**Entrance Hall** - 16' 10" x 3' 5" (5.141m x 1.048m)  
Laid to carpet, radiator and doors to:

**Sitting Room** - 20' 4" x 9' 0" (6.205m x 2.739m)  
Front aspect double glazed window, laid to carpet and radiator.

**Kitchen** - 9' 5" x 8' 6" (2.881m x 2.579m)  
Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob with extractor over, electric oven. plumbing for washing machine, space for under counter fridge, laminate flooring, tiled splash backs and gas boiler.

**Bedroom One** - 10' 6" x 9' 4" (3.207m x 2.839m)  
Rear aspect double glazed window, laid to carpet and radiator.

**Bedroom Two** - 10' 8" x 5' 11" (3.257m x 1.792m)  
Front aspect double glazed window. laid to carpet and radiator.

**Bathroom** - 7' 3" x 5' 6" (2.22m x 1.678m)  
Rear aspect double glazed window, bath with shower over, wash hand basin, WC, partially tiled walls, vinyl flooring and extractor fan.

**Parking** – Car port providing off road parking for one car.

### 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

In the centre of South Petherton on St. James' Street you will easily identify Locket's Unisex Hair Salon where the property is situated above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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[www.orchardsestates.com](http://www.orchardsestates.com)

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