FOR SALE

South Petherton, TA13 5AA

£375,000

ORCHARDS ESTATES

Situated within easy walking distance of the plentiful amenities of South Petherton, is this semi detached three bedroom character home. The accommodation comprises spacious sitting room, separate dining room, generous kitchen/breakfast room, garden room and useful downstairs cloakroom. Upstairs are three bedrooms and the family bathroom as well as a store room. To the rear of the property is a good size garden with an office. Having undergone extensive renovation whilst retaining many original features, an early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after location.

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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, 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.

Entrance Hall
Double glazed door to front, traditional style tiled floor, stairs to first floor laid to carpet and wall cupboard housing fuse box.

Sitting Room - 12' 11'' x 11' 4'' (3.927m x 3.444m)
Front aspect double glazed window, wood flooring, feature open fireplace with inset tiling and hearth, double storage cupboard with shelving, wall lights and radiator.

Dining Room - 12' 9'' x 10' 9'' (3.890m x 3.284m)
Front aspect double glazed window, feature fireplace, wood flooring and radiator.

Kitchen/Breakfast Room - 12' 1'' x 11' 3'' (3.677m x 3.429m)
Two side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, gas hob with extractor over, double electric oven, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, vinyl flooring and radiator. Steps up to the garden room.

Garden Room - 10' 8'' x 9' 2'' (3.245m x 2.791m)
Triple bi-fold double glazed doors to garden, vinyl flooring, airing cupboard housing hot water tank and cupboard housing gas boiler with shelving.

Cloakroom
Wash hand basin, macerator WC, tiled flooring and extractor fan.

Landing
Laid mainly to carpet, step up to bedroom two and bathroom with stripped wooden floorboards and step up to bedroom one and bedroom three.

Bedroom One - 9' 4'' x 8' 7'' (2.836m x 2.604m)
Front aspect double glazed window, laid to carpet and radiator.

Bedroom Two - 11' 1'' x 7' 4'' (3.370m x 2.225m)
Front aspect double glazed window, feature stone fireplace, laid to carpet and radiator.

Bedroom Three - 9' 8'' x 7' 10'' (2.934m x 2.395m)
Front aspect double glazed window, laid to carpet and radiator.

Store Room (former WC Room) - 5' 8'' x 3' 10'' (1.735m x 1.165m)
Rear aspect double glazed window and stripped wooden floorboards.

Bathroom - 7' 4'' x 5' 7'' (2.225m x 1.696m)
Side aspect double glazed window, bath with shower over and mixer taps, wash hand basin, WC, tiled splash backs, stripped wooden floor boards, heated towel rail, shaver point, spot lights and extractor fan.

Garden

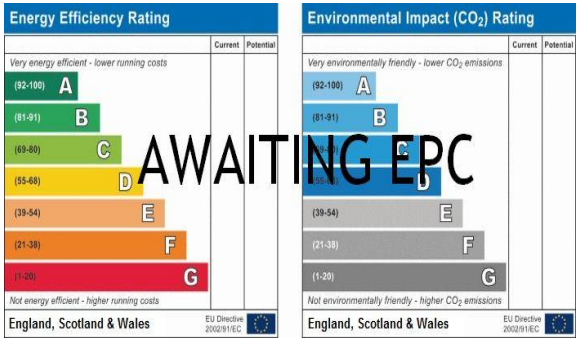
Bi-fold doors from the garden room patio area with steps up to a raised terrace leading to a lawned garden with mature trees and shrubs. A pretty archway leads to a shingled area where you will find a garden office and a shed. The garden is fully enclosed by fencing and wall.

Garden Office - 11' 1'' x 8' 9'' (3.378m x 2.671m)

Front and side aspect double glazed windows, double glazed door to front, light, power and storage area to side.

Directions

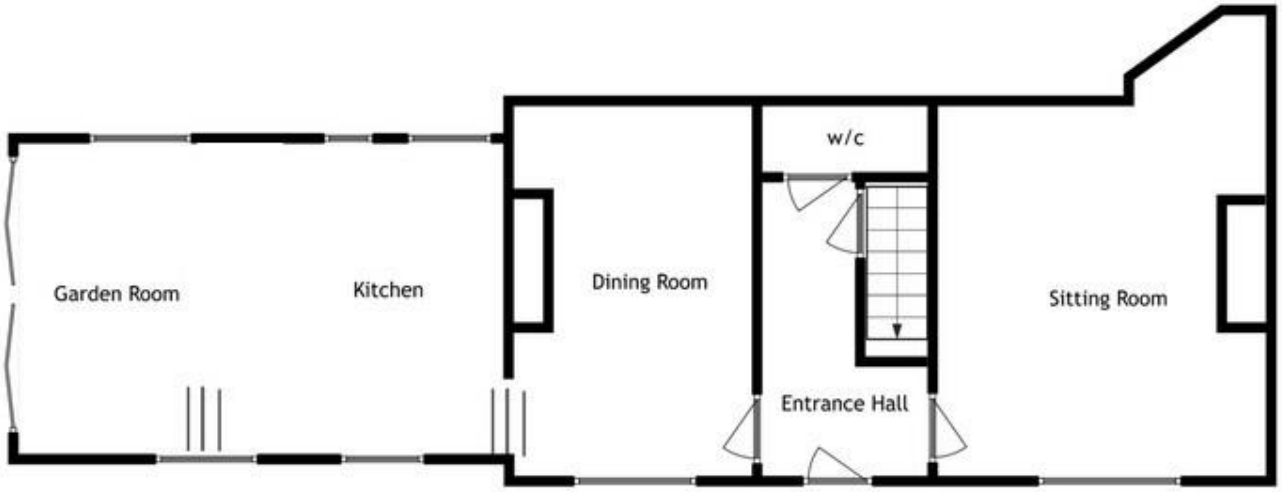
From the centre of South Petherton and standing outside the library on St. James Street, proceed up Roundwell Street where the property can be found on the left hand side.



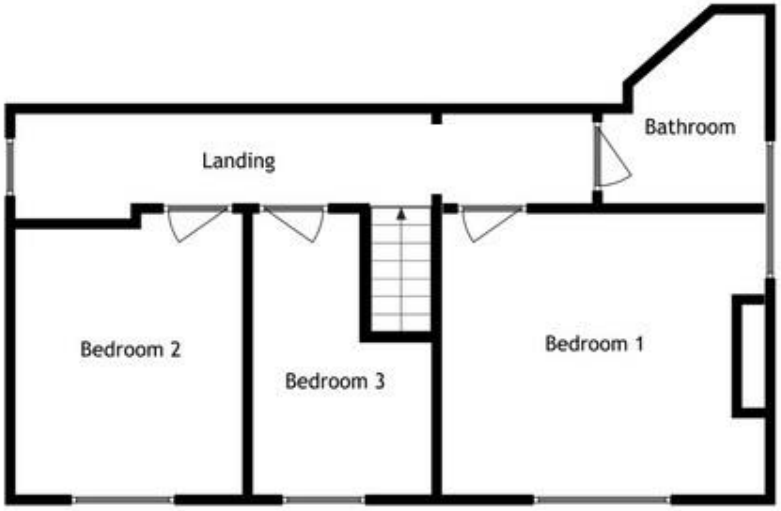
Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References 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.

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.



Ground Floor



First Floor

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