



FOR SALE



Full video walk - through

South Petherton, TA13 5BD

Offers in the Region Of £500,000



ORCHARDS
ESTATES

Tucked away in a quiet cul-de-sac, yet only a short walk from the plentiful amenities of South Petherton, this well proportioned three bedroom detached bungalow is offered with no chain and comes with the added benefit of a double garage, driveway and generous wrap around garden. The accommodation comprises spacious lounge/diner, kitchen/breakfast room. separate utility, three bedrooms, the master having its own dressing area and good size ensuite and family bathroom. Outside is a driveway, double garage and a generous enclosed garden.

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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, pub, 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

Door to front, front aspect double glazed window, double cloaks cupboard, airing cupboard housing hot water tank, access to loft, laid to carpet and radiator.

Lounge/Diner - 21' 5" x 17' 5" (6.520m x 5.314m)

Front aspect double glazed window, laid to carpet, feature fireplace with gas fire, wall lights, two radiators and double glazed patio doors to garden.

Kitchen/Breakfast Room - 14' 4" x 11' 7" (4.368m x 3.531m) 'L' shaped

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl stainless steel sink, space for cooker with extractor over, space for fridge/freezer, tiled splash backs, laid to carpet and radiator.

Utility Room - 8' 3" x 5' 6" (2.523m x 1.679m)

Door to rear, rear aspect double glazed window, range of wall and base units with worktop over, tiled splash backs, single bowl stainless steel sink, space and plumbing for washing machine, space for tumble dryer, laid to carpet and radiator.

Master Bedroom - 14' 0" x 13' 11" (4.260m x 4.239m)

Side aspect double glazed window, laid to carpet and archway to dressing area.

Dressing Area - 9' 8" x 5' 4" (2.940m x 1.626m)

Side aspect double glazed window, double built in wardrobes with shelves and hanging space with mirrored doors, access to loft space, laid to carpet, radiator and door to en-suite.,

En-Suite Bathroom - 8' 4" x 7' 9" (2.535m x 2.369m)

Front aspect double glazed window, bath with mixer taps, shower cubicle, pedestal wash hand basin, bidet, WC, fully tiled walls, laid to carpet, extractor fan and radiator.

Bedroom Two - 11' 11" x 11' 7" (3.640m x 3.540m)

Rear aspect double glazed window, laid to carpet and radiator.

Bedroom Three - 9' 8" x 9' 7" (2.955m x 2.922m)

Side aspect double glazed window, double built in wardrobe with shelving and hanging space with mirrored doors, laid to carpet and radiator.

Bathroom - 7' 2" x 6' 6" (2.185m x 1.991m)

Rear aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, shaver socket with light, fully tiled walls, laid to carpet and radiator.

Double Garage

Two up and over doors, side aspect double glazed window, power, lighting, plumbing, gas boiler and personal door.

Driveway

Driveway providing off road parking for several cars.



Front

Laid to lawn to both sides of driveway, mature shrubs, pathway to front door and gated access leading to rear garden.

Rear Garden

Wrap around garden comprising initial patio leading to a good size lawn with summerhouse, mature trees and shrubs, enclosed by fencing and hedges. The garden continues to the side which is laid to lawn and patio slabs/gravel, enclosed by hedges, greenhouse, personal door to garage and gated access to front.

Directions

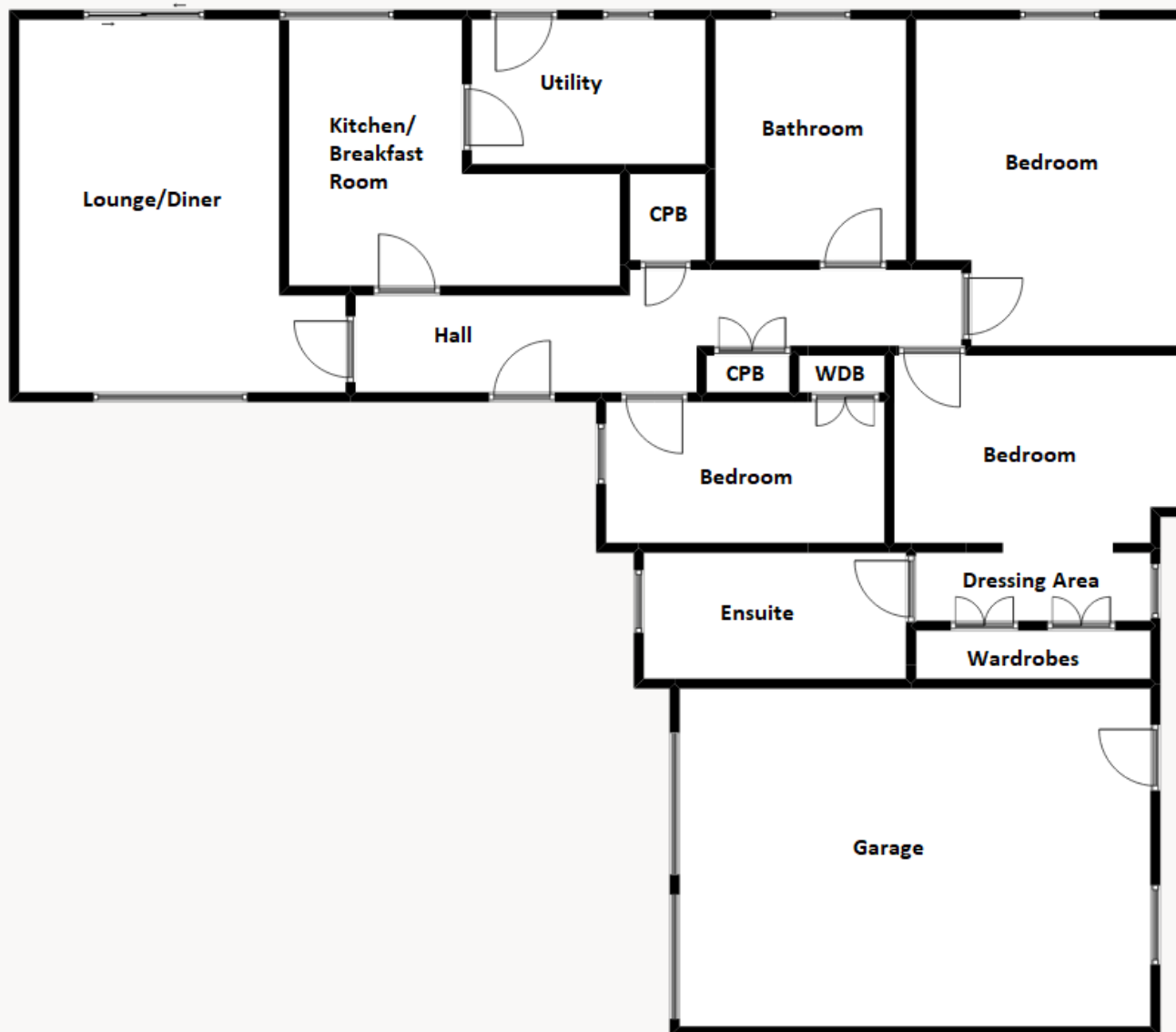
Walking from South Pethertons David Hall, walk up Roundwell Street, turn left at the top onto Lightgate Road and take the next right into St Michael's Gardens. Take the third right into St Michaels Gardens where the property can be found tucked away in the cul de sac.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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