



To Let

South Petherton, TA13 5AB

Monthly Rental Of £775



ORCHARDS
ESTATES

Rare opportunity to rent a one bedroom ground floor apartment, with a private courtyard garden, within easy walking distance of the centre of South Petherton. Having recently been renovated, the property enjoys high ceilings and benefits from a generously proportioned sitting room, stunning kitchen and a double bedroom with inbuilt shelving. Beyond the kitchen is a rear hall with storage and a shower room. The rear courtyard garden benefits from a terrace area as well as gravel and developed flower beds. Every window enjoys a picturesque outlook as the property is surrounded by character properties. An early viewing comes highly recommended.

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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.

Entrance Hall - 7' 3" x 3' 8" (2.20m x 1.12m)

Solid timber front door, single glazed window to side and radiator.

Sitting Room - 13' 5" x 12' 8" (4.082m x 3.85m)

Front aspect single glazed window, shelving, wood effect laminate flooring and radiator.

Kitchen - 7' 9" x 15' 3" (2.37m x 4.64m)

Rear aspect single glazed window, fitted kitchen comprising a range of wall and base units with wooden worktops over, Belfast style sink, electric hob, electric oven, cooker hood, space for fridge/freezer, open cupboard with gas boiler and space for washing machine, radiator and wooden style laminate flooring

Rear Lobby - 5' 3" x 3' 4" (1.596m x 1.01m)

Radiating from the kitchen with quarry style tile flooring, built in ceiling height cupboards, side aspect single glazed window, door to bathroom and side door to courtyard garden.

Bedroom - 11' 9" x 8' 7" (3.58m x 2.61m)

Side aspect single glazed window and radiator.

Bathroom - 5' 7" x 7' 7" (1.70m x 2.30m)

Side aspect single glazed window, shower cubicle, wash hand basin, WC, extractor fan and radiator.

Courtyard Garden

Outbuilding store, stone paving area, gravelled area and large flower bed. Electric and gas meters and garden gate leading back to the side of the property.



Directions

Upon entering South Petherton via the Hayes End Roundabout, continue along Hayes End and take a left turn at the mini roundabout onto Harvey's Road. The property is situated here on the right hand side.

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		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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