



FOR SALE



Full video walk - through

South Petherton, TA13 5AJ
Offers Over £495,000



ORCHARDS
ESTATES

Spacious four bedroom detached family home with ample off road parking and a double garage situated within easy reach of the plentiful amenities of South Petherton. The accommodation comprises spacious living room, kitchen/diner, separate utility, cloakroom and conservatory. Upstairs are four bedrooms and the family bathroom. To the front is a gravelled driveway providing off road parking for several cars and a double garage. To the rear of the property is private enclosed garden with access to both sides. This lovely property would make an ideal family home, so an early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

Offers Over £495,000



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, 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.

Porch

Double doors to side, tiled floor and door to entrance hall.

Entrance Hall - 11' 5" x 6' 0" (3.491m x 1.830m)

Laminate flooring, stairs to first floor and radiator.

Living Room - 18' 1" x 16' 1" (5.503m x 4.908m)

Front aspect double glazed box window, rear aspect double glazed window, laid to carpet, feature fireplace with alcoves to both sides with built in shelving, serving hatch, under stairs cupboard, three radiators and double glazed French doors to conservatory.

Conservatory - 17' 6" x 13' 3" (5.343m x 4.029m)

Side and rear aspect double glazed windows, double glazed door to side, double glazed French doors to rear and tiled floor.

Kitchen/Diner - 16' 7" x 9' 4" (5.059m x 2.857m)

Two side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with tiled worktops over, one and a half bowl sink, tiled splash backs, space for cooker, space for under counter fridge, space for fridge/freezer, vinyl flooring and radiator.

Utility Room - 8' 0" x 6' 3" (2.439m x 1.915m)

Side aspect double glazed window, door to side, range of wall and base units with worktop over, single bowl sink, plumbing for washing machine, plumbing for dishwasher, tiled floor, recently installed Combi boiler and sliding door to WC.

WC

Wall hung wash hand basin with tiled splash back, WC, tiled floor and extractor fan.

Stairs and Landing

Side aspect double glazed window, laid to carpet, access to loft and double airing cupboard with shelving.

Bedroom One - 16' 1" x 8' 1" (4.901m x 2.470m)

Front and rear aspect double glazed windows, range of built in wardrobes, laid to carpet and radiator.

Bedroom Two - 9' 10" x 9' 8" (2.989m x 2.955m)

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

Bedroom Three - 10' 0" x 9' 9" (3.046m x 2.976m)

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

Bedroom Four - 9' 10" x 6' 4" (2.985m x 1.935m)

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

Bathroom - 9' 4" x 6' 0" (2.843m x 1.837m)

Side aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, fully tiled walls, laid to carpet, extractor fan and radiator.



Double Garage

Electric roller door, power, lighting and personal door to rear.

Driveway

Gravelled driveway to front providing off road parking for 4 cars.

Front Garden

Laid mainly to lawn with planted borders.

Rear Garden

Mainly laid to lawn, with 2 ponds, paved seating area with pergola over and access to both sides enclosed by wall and fencing.

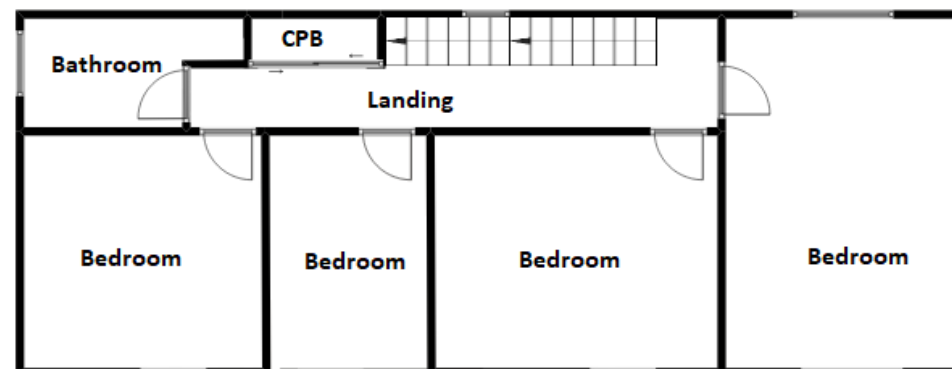
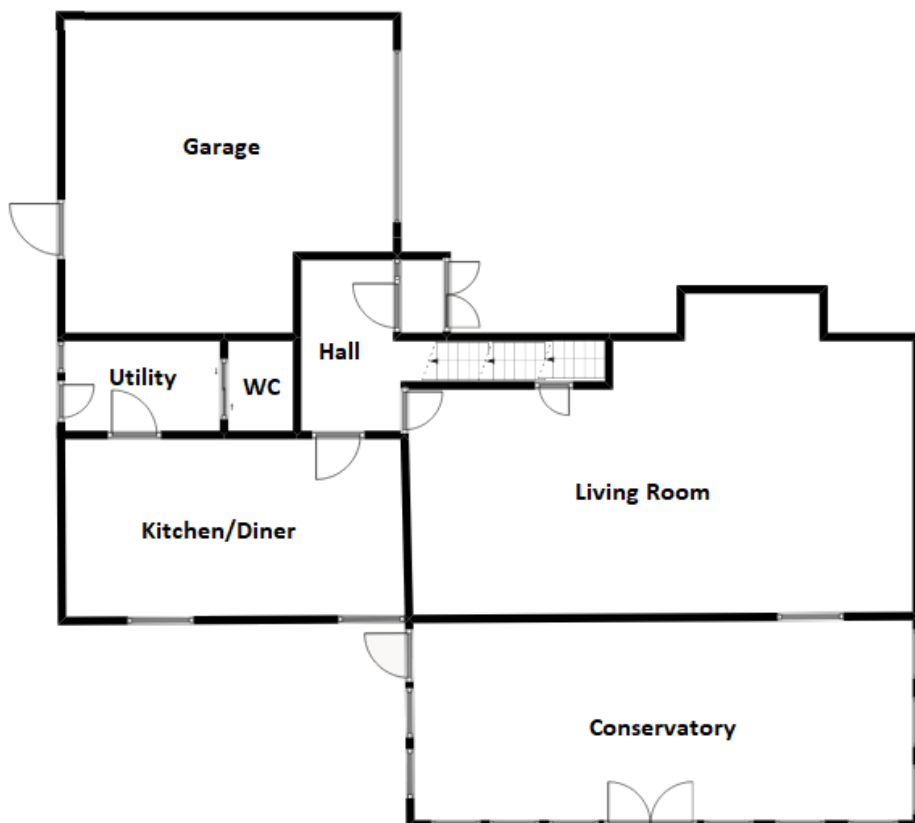
AGENTS NOTE

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		78 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

Directions

If driving from the A303, take the exit for South Petherton, follow the Hayes End road for approximately half a mile, go straight over the mini roundabout and straight on at the next mini roundabout. The property will be found on the left hand side.



01460 477977 or 01935 277977



www.orchardsestates.com



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ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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