



To Let

South Petherton, TA13 5BT
Monthly Rental Of £900



ORCHARDS
ESTATES

Situated in the heart of the beautiful and highly sought-after village of South Petherton, is this bright and spacious two bedroom maisonette. The property boasts many character features and is presented in excellent decorative order. The accommodation comprises its own inviting ground floor entrance hall with stairs up to the landing. Doors from the landing lead to a generous open plan kitchen/sitting/dining room, a master bedroom with en-suite shower room, a further double bedroom which would make a great office with views over the churchyard and a bathroom. This lovely maisonette would make a lovely home in a wonderful location so 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, 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 - 9' 5" x 5' 3" (2.874m x 1.588m)

Door to side, side aspect single glazed sash window, laid to carpet, meter cupboard and stairs to apartment.

Landing

Laid to carpet, mezzanine storage area with Velux type window, exposed beams, inset spot lights, electric heater, access to loft space and double airing cupboard housing hot water tank.

Open Plan Kitchen/Living/Dining Room - 19' 5" x 17' 11" (5.920m x 5.473m)

Living/Dining Room: Front and side aspect single glazed sash windows with views over the churchyard, feature fireplace with gas fire, laid to carpet, inset spotlights and two electric heaters. Kitchen Area: Fitted kitchen comprising a range of wall and base units with worktops over, one and half bowl sink, integrated appliances to include gas hob with extractor over, double electric oven, fridge/freezer and dishwasher, laminate flooring and tiled splash backs.

Bedroom One - 13' 3" x 11' 8" (4.031m x 3.552m)

Rear aspect double glazed window, range of built-in wardrobes with hanging space and shelves, laid to carpet, mezzanine area with two Velux type windows, exposed beams and two electric heaters.

En-Suite Shower Room

Shower cubicle, wall hung wash hand basin with shelf and mirror with light, WC, inset spot lights, extractor fan, heated towel rail, laminate flooring and fully tiled walls.

Bedroom Two - 9' 6" x 9' 4" (2.904m x 2.835m)

Side aspect single glazed sash window with views over the churchyard, laid to carpet, electric heater, double built-in wardrobe and additional storage cupboard with shelving.

Bathroom - 7' 1" x 5' 8" (2.147m x 1.718m)

Rear aspect double glazed window, bath with mixer taps and shower attachment, wall hung wash hand basin with shelf and mirror, shaver socket, WC, extractor fan, inset spot lights, heated towel rail, tiling around bath, half panelled walls and laminate flooring.

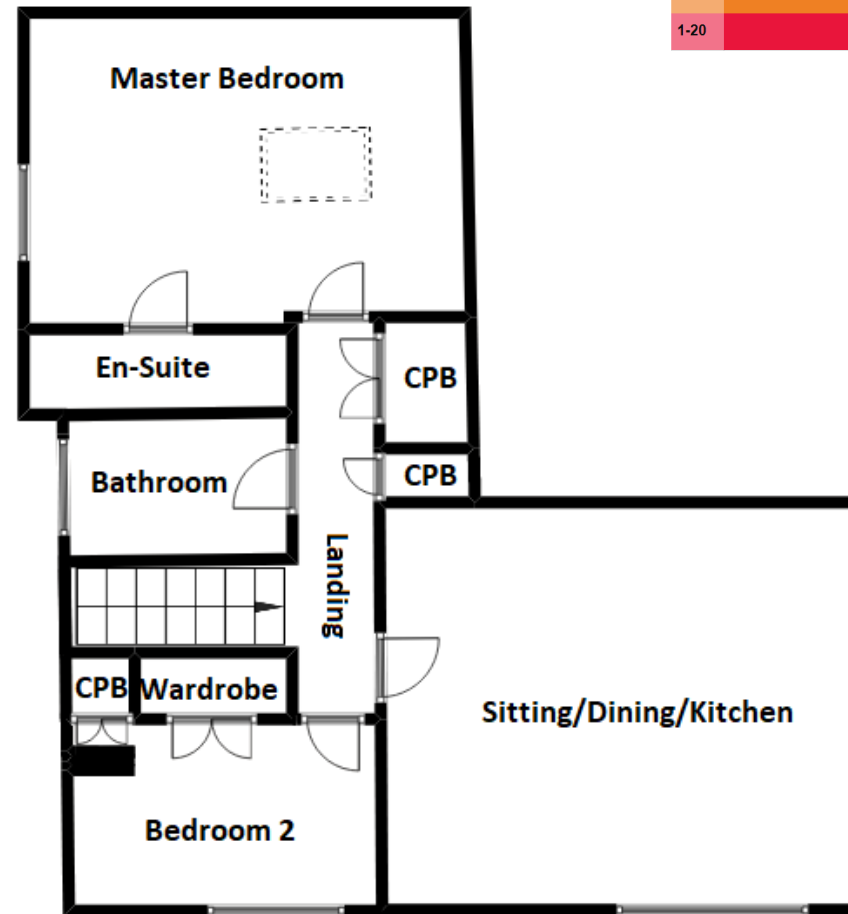
AGENTS NOTE

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

The property is situated within Market Square in the centre of South Petherton and just off St James Street.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		



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