



To Let

South Petherton, TA13 5EN
Monthly Rental Of £925



ORCHARDS
ESTATES

Delightful and charming character cottage within walking distance of the plentiful amenities of South Petherton. The accommodation comprises spacious sitting room and kitchen with separate utility room. Upstairs are two bedrooms and a shower room. To the rear of the property is a private enclosed courtyard garden with gated access.

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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, bank, 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.

Sitting Room - 16' 4" x 10' 8" (4.973m x 3.258m)

Door to front, front aspect double glazed window with window seat, decorative fireplace, stairs to first floor, under stairs cupboard, laminate flooring and radiator.

Kitchen - 11' 3" x 8' 4" (3.437m x 2.552m)

Rear aspect single glazed window, kitchen comprising a range of base units with worktops over, Butler style sink, electric cooker, space for fridge/freezer, tiled splash backs, tiled flooring, radiator and stable door to garden.

Utility Room - 5' 10" x 2' 8" (1.776m x 0.802m)

Washing machine, wash hand basin, recently fitted Combi Worcester boiler and tiled flooring.

Bedroom One - 12' 5" x 10' 8" (3.783m x 3.253m)

Front aspect double glazed window, wooden floors, wooden beams, built in wardrobe, access to loft and radiator.

Bedroom Two - 8' 4" x 6' 1" (2.542m x 1.864m)

Rear aspect double glazed window, radiator and door to shower room.

Shower Room - 9' 8" x 4' 10" (2.954m x 1.465m)

Rear aspect double glazed window, shower cubicle, wash hand basin, WC, half tiled walls, vinyl flooring and radiator.

Rear Garden

Private enclosed courtyard garden comprising initial gravelled area leading to a paved seating area enclosed by wall and fencing with gated access to both sides.

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		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Upon entering South Petherton, continue through Hayes End and then turn left at the mini-roundabout on to Harvey's Road. Follow the road as it turns in to St. James street and take a left on to Palmer Street and follow the road round to the right where the property can be found on the right hand side.



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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.