



To Let

St. James Street, South Petherton, TA13 5BS

Monthly Rental Of £1,350



ORCHARDS
ESTATES

Boasting many original features and nestled in the heart of the highly sought after South Petherton, is this delightful character home. The accommodation comprises inviting entrance hall, generous lounge/diner with log burner, kitchen with range cooker and an additional reception room. On the first floor are three bedrooms and a family bathroom. To the rear of the property is a walled garden with a view of the church. With beautiful windows with shutters, wooden beams and flag stone flooring, this one is not to be missed, 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 an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, 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.

Approach

Steps up to front door with iron railing and shrubs.

Entrance Hall - 7' 6" x 11' 6" (2.286m x 3.512m)

Door to front, front aspect single glazed window with shutters, flagstone flooring, wood panelled wall, stairs to first floor, wall lights and radiator.

Lounge/Diner - 25' 4" x 10' 2" (7.721m x 3.105m)

Front and rear aspect single glazed windows with sliding shutters, tiled floor, feature Hamstone fireplace with log burner, built in book shelving, panelled wall and two traditional style radiators.

Kitchen - 15' 4" x 10' 4" (4.686m x 3.153m)

Rear aspect single glazed window, Butler style sink with unit, built in storage cupboard housing boiler, range style cooker, slate tile flooring, under stairs cupboard, slim pantry cupboard and door to reception room/utility.

Reception Room/Utility - 13' 0" x 10' 0" (3.971m x 3.039m) at widest point

Side and rear aspect single glazed windows, door to side and door to garden.

Landing

Airing cupboard housing hot water tank and doors to:

Bedroom One - 13' 5" x 10' 2" (4.092m x 3.096m)

Front aspect single glazed window, wooden floor boards and radiator.

Bedroom Two - 13' 7" x 11' 6" (4.150m x 3.509m) at widest point

Front aspect single glazed window, wooden floor boards, two hanging rails and radiator.

Bedroom Three - 9' 4" x 6' 10" (2.834m x 2.090m)

Rear aspect single glazed window with shutter and window seat, wooden floor boards and radiator.

Bathroom - 9' 2" x 9' 7" (2.804m x 2.924m)

Rear aspect single glazed window with shutters and mosaic tiled window sill, freestanding roll top bath, walk in shower with folding screen and tiled wall, wall hung wash hand basin with vanity unit and marble splash back, WC, wooden floor boards and radiator.

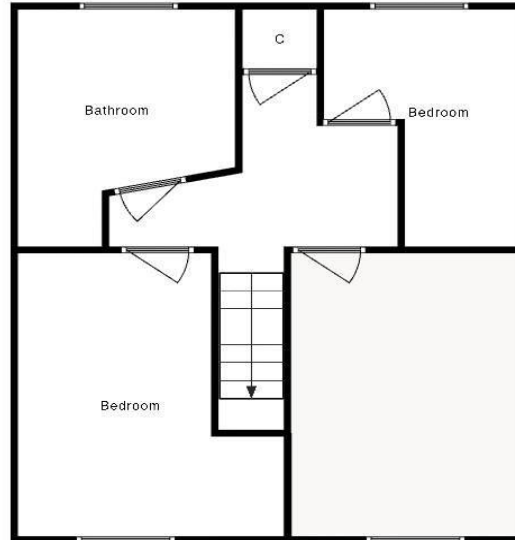
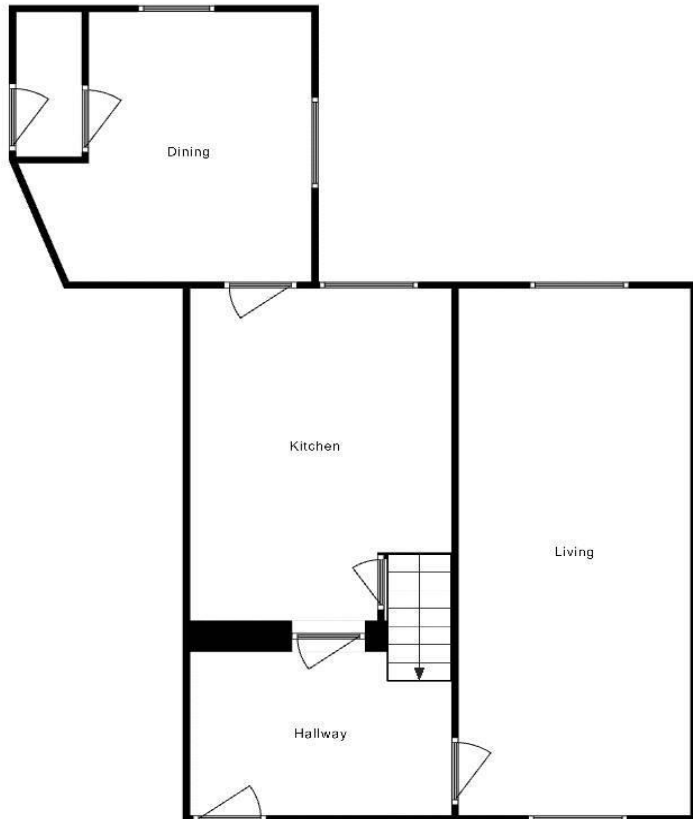
Garden

Initial courtyard area with gate and steps leading to a graveled area and array of plants enclosed by wall with a view of the neighbouring church.



Directions

Following the signs into the village from the A303, take the right left hand turn at the mini roundabout and follow this down the hill into the village. The property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

AWAITING EPC

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.



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