



360° Degree Virtual Tour

FOR SALE

Lampreys Lane, South Petherton, TA13 5DU

£275,000



ORCHARDS
ESTATES

Nestled in the peaceful surroundings of Lampreys Lane, this charming property enjoys the benefits of a no-through road. To access the rear parking and garden, an archway on the side of the house proves convenient. As you approach the front, you'll find the entrance discreetly set back behind a quaint Hamstone wall. A shingle front garden and a welcoming storm porch shelter the front door. Always popular, these spacious 2 bedroom homes are sought after as they offer a great location, only a short walk to town, 2 parking spaces (in this case right outside the rear gate) and a quiet community setting. This particular property has been well maintained and updated with recently installed kitchen, bathroom and the general decor is in great condition, making this a ready to move in proposition. This property is a delightful blend of comfort and convenience, offering a tranquil escape within a welcoming community.

£275,000



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, bank, 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

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Ground Floor

Upon entering, the hallway opens up to the staircase and leads to the inviting sitting room. This space is bathed in natural light, creating a warm and welcoming atmosphere. Understairs storage is thoughtfully provided, complete with a secure door. To the rear of the ground floor, you'll find the well-lit kitchen/diner, which also offers access to the garden through a double-glazed door.

First Floor

Ascending the stairs, you'll discover two generously-sized double bedrooms. The primary bedroom features an extensive range of built-in wardrobes, while the second bedroom boasts a spacious double-width closet. Additionally, on this floor, you'll find a recently updated shower/wet room with a convenient walk-in shower.

Rear Garden

The rear garden has been elegantly designed for easy maintenance, featuring paving and a central lazy lawn area. A rear gate provides access to the parking space, making this property as practical as it is charming.

Parking

There are two parking spaces allocated to this property, both are directly outside the rear gate.

Additional Information

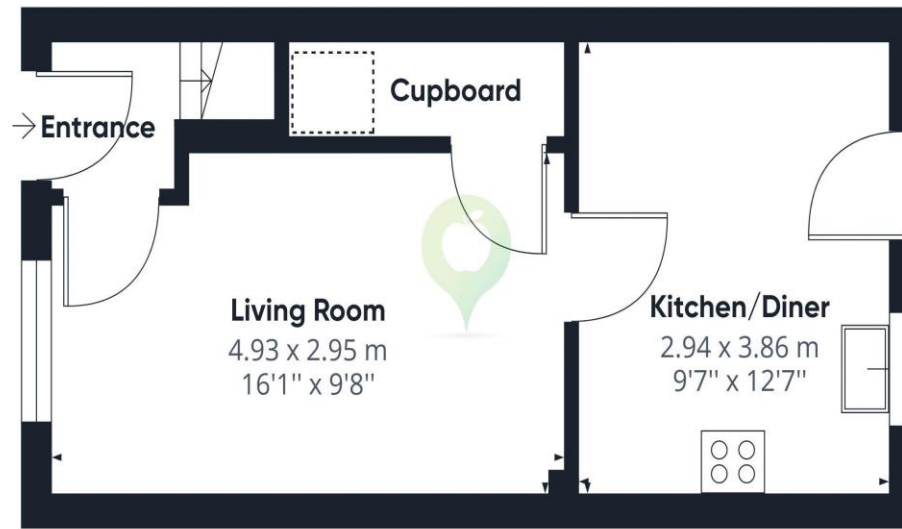
The property is approximately 26 years old. Mains Gas, Drainage and Water. Combi Gas Boiler, approx. 6 Years old, we are informed this has been regularly serviced. Loft is partially boarded with light and ladder access. Giga Fibre available in the area. Offered Chain Free.



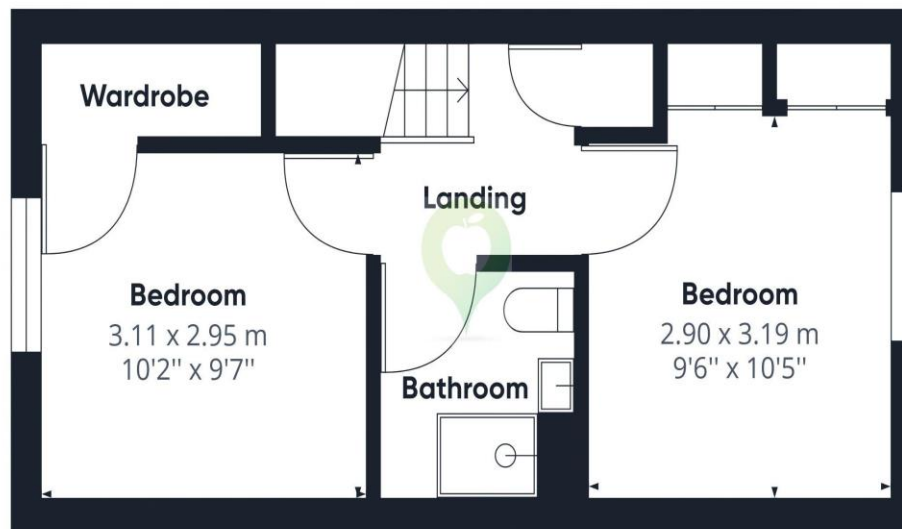
Directions

From the centre of this popular town following West Street as it winds out until you see Lampreys lane on your left. Follow this road past the initial houses on your right, then past the horseshoe where just after this you will find the property on your right hand side. You can park at the front or drive through the archway and park to the rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



Approximate total area⁽¹⁾

58.50 m²
629.72 ft²

Reduced headroom

0.63 m²
6.73 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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