



To Let

Orchards Estates - Celebrating 10 years of helping you move



South Petherton, TA13 5DD
Monthly Rental Of £925



ORCHARDS
ESTATES

Delightful and charming character cottage within walking distance of the plentiful amenities of South Petherton offered with no chain. The well presented accommodation comprises sitting room dining room and modern fitted kitchen on the ground floor. On the first floor is a spacious double bedroom and a good size bathroom. On the top floor is a generous attic room. To the rear of the property is a good size private enclosed garden.

Monthly Rental Of £925



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, two cafes, fabulous restaurant, inn, florist, gift shops, 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 - 12' 0" x 9' 11" (3.65m x 3.02m)

Front aspect window, feature open fireplace, flagstone flooring, radiator and part glazed door to dining room.

Dining Room - 10' 0" x 8' 8" (3.05m x 2.65m)

Internal window into kitchen, stairs to first floor, wooden flooring, radiator and part glazed door to kitchen.

Kitchen - 9' 11" x 8' 2" (3.02m x 2.49m)

Rear aspect window, fitted kitchen comprising a range of wall and base units with worktops over, stainless steel sink with drainer, electric hob with extractor over, electric oven, space and plumbing for washing machine, space for fridge/freezer, walk in larder with shelving.

Landing

Airing cupboard housing gas boiler, loft hatch with pull down ladder providing access to the attic room.

Bedroom - 12' 0" x 10' 0" (3.66m x 3.05m)

Front aspect window and radiator.

Bathroom

Rear aspect window, bath with shower over, pedestal wash hand basin, WC, part tiled walls and chrome heated towel rail.

Attic Room - 10' 2" x 9' 2" (3.10m x 2.79m)

Front aspect window, eaves storage and radiator.

Garden

Initial courtyard area with steps to a lawned garden with flower beds and borders and gravelled area.

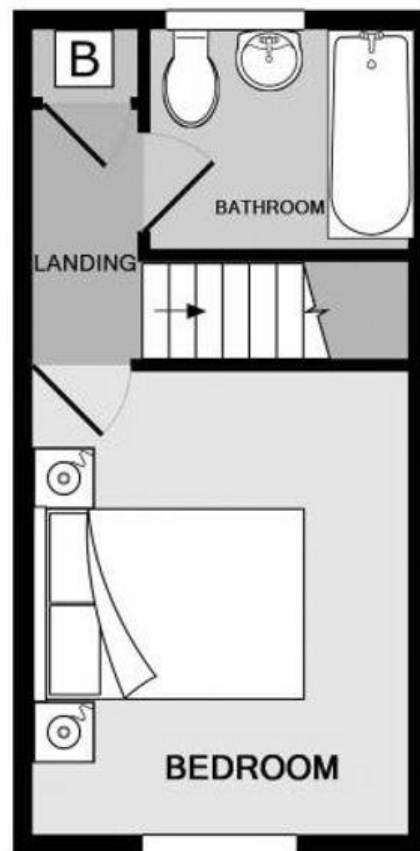
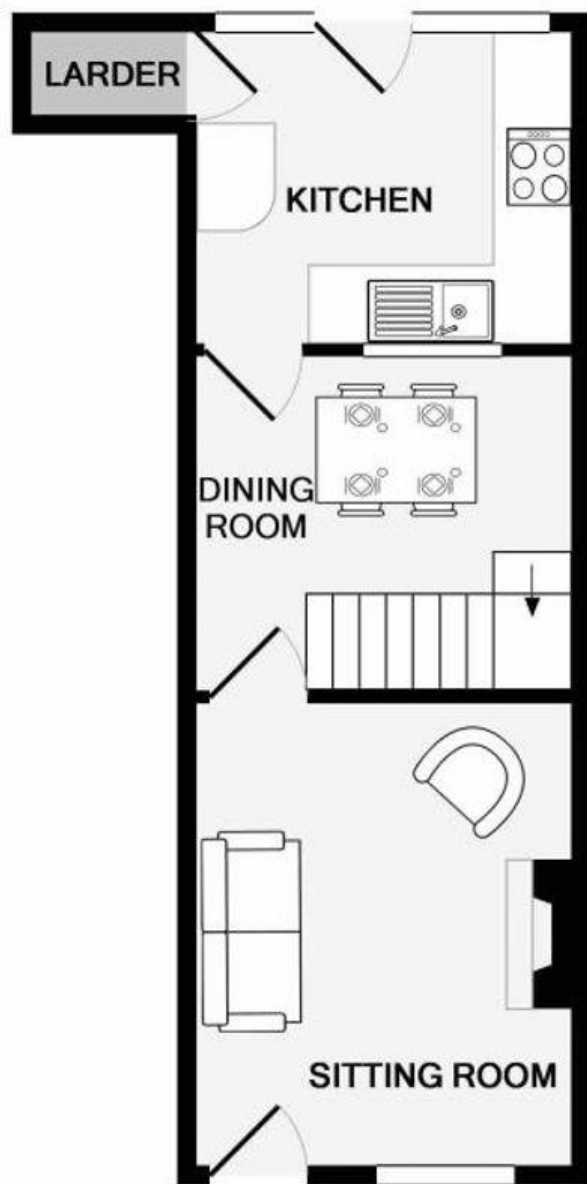
Directions

Upon entering South Petherton, continue through Hayes End and then turn left at the mini-roundabout onto Harvey's Road. Follow the road as it turns in to St. James street and take a left onto Palmer Street. Follow the road a short distance and the property is here situated on the left hand side.



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		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

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

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.