



To Let

South Petherton, TA13 5EL

Monthly Rental Of £725



ORCHARDS
ESTATES

Modern well presented end of terrace family home with allocated parking in the sought after location of South Petherton. The accommodation comprises spacious lounge/diner, modern fitted kitchen and downstairs cloakroom. Upstairs are two double bedrooms and the family bathroom. To the side of the property are two allocated parking spaces and to the rear a private enclosed garden.

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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, 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.

Entrance Hall

Door to front, laminate flooring, stairs to first floor and doors to:

Living/Dining Room - 12' 1" x 10' 8" (3.68m x 3.25m)

Double glazed French doors to garden, feature fireplace with electric fire, radiator, wall lights, laid to carpet and storage cupboard.

Kitchen - 7' 9" x 9' 4" (2.36m x 2.84m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink gas hob with extractor over, single electric oven, plumbing for washing machine and gas boiler.

Cloakroom

Wash hand basin and WC.

Bedroom One - 12' 1" x 7' 6" (3.68m x 2.28m)

Front aspect double glazed window, laid to carpet and radiator.

Bedroom Two - 12' 1" x 9' 4" (3.68m x 2.84m)

Front aspect double glazed window, laid to carpet and radiator.

Family Bathroom

Bath with shower over, pedestal wash hand basin, WC, tiled walls and heated towel rail.

Parking

Two allocated parking spaces to side.

Rear Garden

Initial patio area leading to lawn enclosed by fencing.



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, Auctions, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Directions

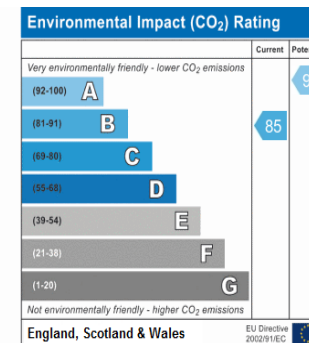
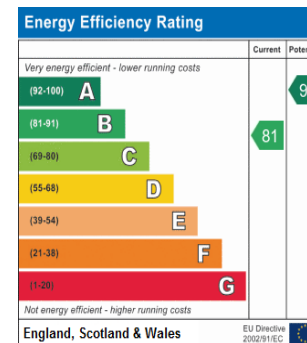
From the A303, take the exit to South Petherton on the Hayes End roundabout. Follow this road for just over half a mile, crossing the roundabout onto Lightgate Road. Take the right hand roadway signposted St Michael's Avenue (Past St. Michael's RC Church). Follow this road as it winds through St Michael's Gardens and you will emerge onto Quarry Piece Drive. Take the first left and follow this road as it bends right and then left. The property can be found on the left hand side.



Ground Floor



First Floor



01460 477977 or 01935 277977



www.orchardsestates.com



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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.