



FOR SALE

South Petherton, TA13 5AN

£180,000



Full video walk - through



ORCHARDS
ESTATES

Charming semi detached Hamstone cottage on the edge of the highly sought after South Petherton. The accommodation comprises a spacious lounge/diner and kitchen on the ground floor. On the first floor are two double bedrooms and the bathroom. To the rear of the property is an enclosed private courtyard with gated access. The cottage is in need of some modernisation and offers scope for a loft extension (subject to planning and building regulations). Ideally situated within walking distance of the many amenities of South Petherton with a wealth of rural walks on its doorstep as well as a regular bus service to neighbouring towns and villages.



£180,000



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, 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

Double glazed door to front, stairs to first floor and door to lounge/diner.

Lounge/Diner - 24' 1" x 15' 4" (7.346m x 4.678m)

Front, side and rear aspect double glazed windows, feature fireplace with gas fire and back boiler, laid to carpet, under stairs cupboard, wall lights and two radiators.

Kitchen - 10' 6" x 9' 6" (3.193m x 2.888m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, space for cooker, extractor, space for under counter fridge/freezer, plumbing for washing machine, laid to carpet, tiled splash backs, radiator and double glazed door to rear.

Landing

Doors to:

Bedroom One - 15' 4" x 10' 10" (4.680m x 3.306m)

Front and side aspect double glazed windows, laid to carpet, built in wardrobe and radiator.

Bedroom Two - 12' 0" x 9' 5" (3.665m x 2.882m)

Rear aspect double glazed window, airing cupboard housing hot water tank, laid to carpet and radiator.

Bathroom - 9' 0" x 8' 4" (2.749m x 2.550m)

Rear aspect double glazed window, corner 'Jacuzzi' style bath, separate shower cubicle, wash hand basin with vanity unit, WC, laid to carpet, tiled walls and radiator.

Courtyard

To the rear of the property is a private courtyard which is mainly laid to patio with brick built shed, gated access to side and is enclosed by wall.

Front

Steps lead up to a raised terrace with side access leading to a gate to rear courtyard.

AGENTS NOTE

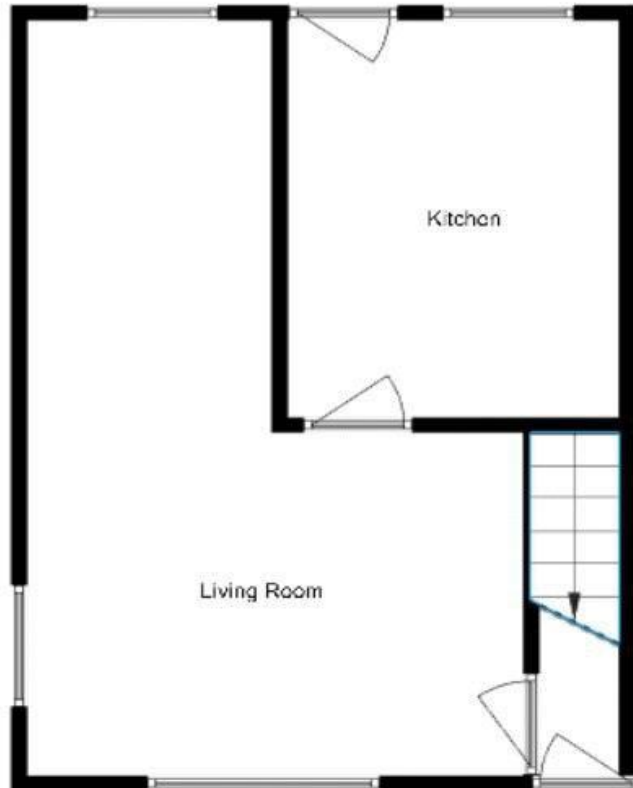
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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.



Directions

From the centre of the village, opposite the Post Office follow Silver Street for just under half a mile and the property will be easily identified by the popular Orchards Estates FOR SALE Sign.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



This floor plan is only for illustrative purposes and all measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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