



Full video walk - through



ORCHARDS
ESTATES

Delightful character home tucked away in a quiet courtyard situated within a stone's throw of the plentiful amenities of South Petherton offered with no chain. Having been converted in 2009, the well presented accommodation comprises spacious sitting/dining room with lovely French doors opening out to the garden, modern fitted kitchen and useful downstairs cloakroom. Upstairs are two bedrooms and a bathroom. To the rear of the property is a private enclosed garden with access to side and to the front an allocated parking space.

Offers Over £350,000



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, 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, wood effect flooring, doors leading to:

Sitting/Dining Room - 17' 10" x 16' 1" (5.43m x 4.901m)

Rear aspect double glazed feature arched window, double glazed French doors with feature hamstone archway to garden, TV point, telephone point, stairs to first floor with under stairs cupboard housing combination boiler and laid to carpet.

Kitchen - 13' 1" x 9' 10" (3.98m x 2.99m)

Front and side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, integrated appliances to include electric hob with extractor over, double electric oven, dishwasher, fridge/freezer, space and plumbing for washing machine, tiled flooring, tiled splashbacks and radiator.

Cloakroom - 5' 5" x 2' 3" (1.65m x 0.69m)

Pedestal wash hand basin, close coupled WC, tiled splashback, wood effect flooring, radiator and extractor fan.

Landing

Access to loft, exposed beams, carpet and doors leading to:

Bedroom One - 12' 4" x 9' 0" (3.76m x 2.74m)

Side aspect double glazed window, built in wardrobe, exposed beams, radiator and carpet.

Bedroom Two - 8' 8" x 8' 5" (2.64m x 2.56m)

Rear aspect double glazed window, exposed beams, laid to carpet and radiator.

Shower Room - 6' 11" x 5' 4" (2.11m x 1.62m)

Front aspect double glazed window, double shower cubicle, pedestal wash hand basin, close coupled WC, tiled splashbacks, laminate flooring, heated towel rail and extractor fan.

Rear Garden

Laid mainly to patio with raised seating area which continues to the side with gated access, shed, outside tap and enclosed by fencing.

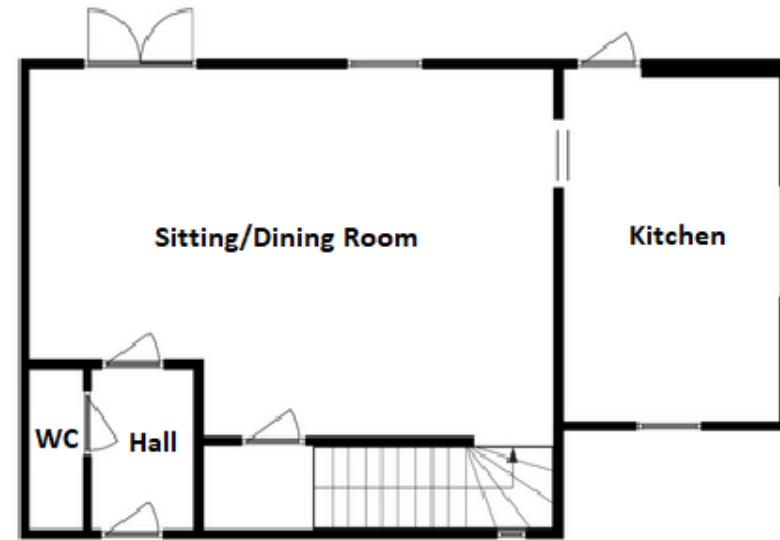
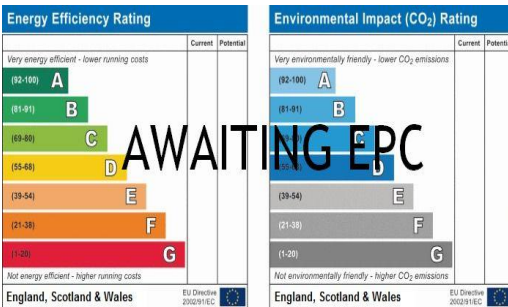
Parking

Allocated parking for one vehicle directly outside the property.



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.



Ground Floor



First Floor

Directions

The property is approximately only a short walk from the centre of South Petherton just off of North Street and will be clearly signposted by the popular Orchards Estates FOR SALE sign.



01460 477977 or 01935 277977



www.orchardsestates.com



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

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