



**FOR SALE**



**Full video walk - through**

South Petherton, TA13 5AR

£295,000



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ESTATES

Rare opportunity to purchase a detached bungalow in the highly sought after South Petherton with the added benefit of off road parking. The accommodation comprises spacious living room with patio doors to the conservatory, separate dining room, fitted kitchen with large pantry, three bedrooms and a wet room. To the front of the property is off road parking for up to 2 cars with gates to both sides leading to the wrap around private garden with useful brick built workshop. In need of cosmetic modernisation and offering no chain - an early viewing is highly recommended to fully appreciate the scope this property offers in this great location.



£295,000



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 Porch

Double glazed door to front, tiled floor and door to entrance hall.

#### Hallway

Access to loft, laid to carpet, radiator and doors to:

#### Living Room - 16' 3" x 10' 8" (4.963m x 3.248m)

Side aspect double glazed window, laid to carpet, feature fireplace with gas fire, built in shelving with cupboard over, radiator and double glazed patio doors to conservatory.

#### Conservatory - 13' 2" x 12' 6" (4.005m x 3.812m)

Side and rear aspect double glazed windows, laminate flooring, wall lights and double glazed French doors to garden.

#### Kitchen - 11' 5" x 7' 2" (3.482m x 2.182m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, space for cooker, plumbing for dishwasher, tiled splash backs, large airing cupboard housing hot water tank and sliding door to side hall. Utility area - Front aspect double glazed window, gas boiler and plumbing for washing machine.

#### Side Hall

Door to side, large pantry with double glazed window to side, vinyl flooring and space for fridge/freezer.

#### Bedroom One - 12' 11" x 9' 11" (3.94m x 3.03m)

Rear aspect double glazed window, laid to carpet, built in wardrobe with cupboards, storage cupboard and radiator.

#### Bedroom Two - 10' 10" x 9' 11" (3.31m x 3.02m)

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

#### Bedroom Three - 9' 11" x 8' 5" (3.018m x 2.576m)

Currently used as a dining room with side aspect double glazed window, laid to carpet and radiator.

#### Dining Room - 11' 5" x 8' 10" (3.49m x 2.68m)

Currently used as a study with front aspect double glazed window, laid to carpet and radiator.

#### Wet Room

Rear aspect double glazed window, vinyl flooring, electric shower, pedestal wash hand basin, WC, extractor fan and chrome heated towel rail.

#### Workshop

Brick built workshop with window to side.

#### Parking

Off road parking for up to 2 cars to front.

#### Front

Paved pathway surrounded by shingled areas with mature shrubs and gated access to both sides of the property to the garden.

#### Garden

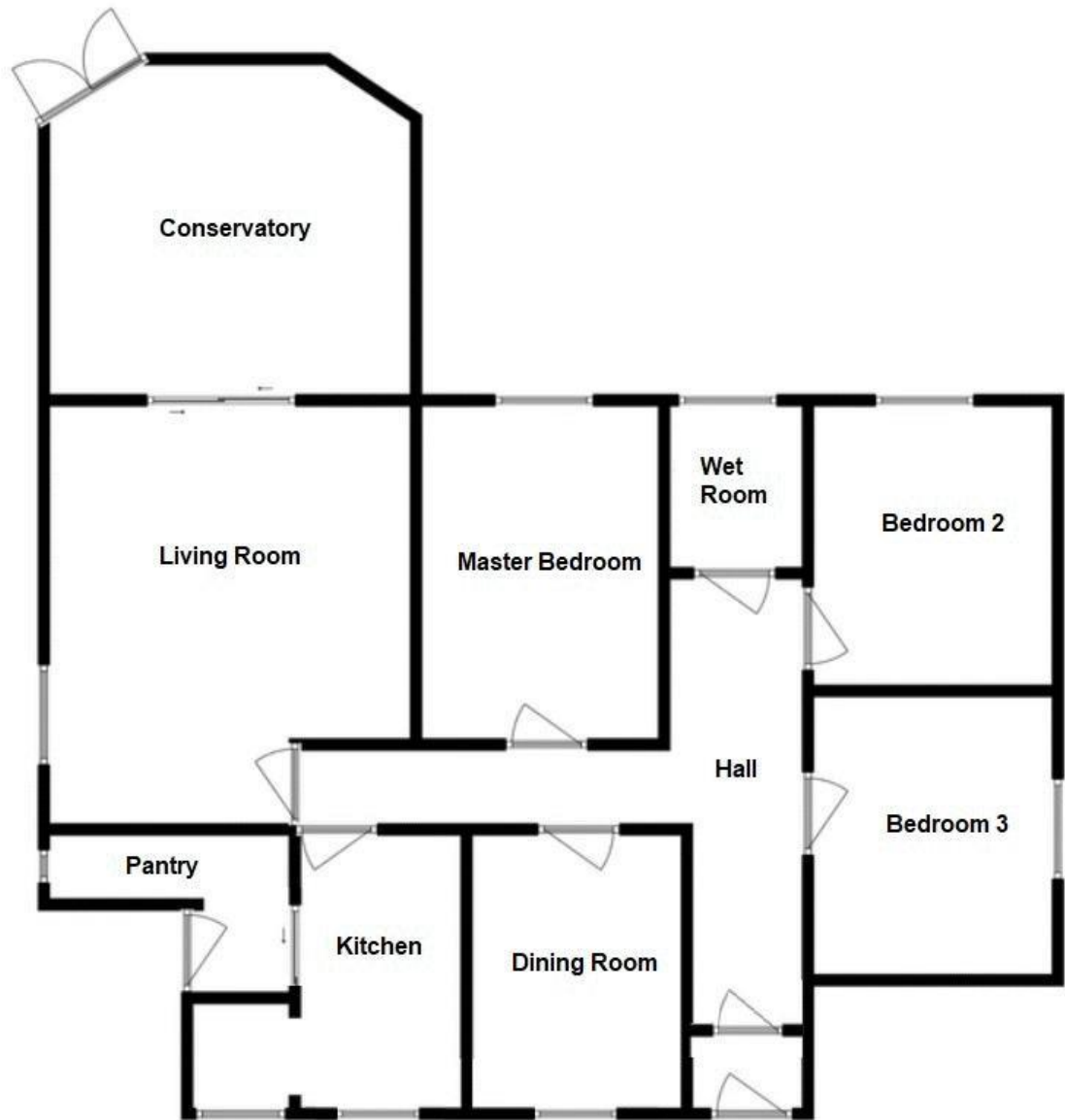
Mainly laid to lawn with two sheds, greenhouse, outside tap, gravelled area with planted borders of mature trees and plants and gated access to both sides enclosed by fencing.

#### LOCATION



### 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		
69-80	C		
55-68	D		67   D
39-54	E	40   E	
21-38	F		
1-20	G		

### Directions

From the centre of South Petherton by the Post Office, the property is approx. 10 minutes walk and a few minutes by car. Take Silver Street and follow this road and turn right into Hospital Lane. Follow this road where the property can be found at the end on the right hand side.

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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