



FOR SALE



Full video walk - through

South Petherton, TA13 5DQ

£550,000



ORCHARDS
ESTATES

Situated within easy walking distance of the plentiful amenities of South Petherton, this Grade II listed character home comes with the added benefit of a garage and a good size private garden. The recently refurbished accommodation comprises spacious living room, separate dining room/play room, kitchen/breakfast room, a useful utility room and downstairs cloakroom. Upstairs are four bedrooms, the family bathroom and en-suite shower room. To the rear of the property is a good size walled garden and to the front a garage. An early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£550,000



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, 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 side, side aspect sash window, stairs to first floor, under stairs cupboard, radiator and laid to carpet.

Living Room - 16' 8" x 12' 9" (5.076m x 3.895m)

Front aspect double glazed sash window, side aspect single glazed sash window with secondary glazing, laid to carpet, feature fire place with log burner and radiator.

Kitchen/Breakfast Room - 16' 11" x 13' 8" (5.145m x 4.160m) 'L shaped'

Rear aspect single glazed windows, fitted kitchen comprising a range of wall and base units with solid worktops over, butler style ceramic sink, induction hob with extractor over, integrated fridge/freezer, space for integrated ovens, built in seating area with storage, radiator and French doors to garden.

Playroom/Reception Two - 11' 6" x 11' 3" (3.496m x 3.424m)

Front and rear single glazed windows, base and wall units with worktops over and tiled floor.

Utility Room - 5' 10" x 4' 7" (1.782m x 1.404m)

Single glazed door to rear, wall and base units with worktop over, tiled floor, plumbing for washing machine, space for fridge freezer and gas boiler.

Cloakroom

Single glazed rear aspect window, wash hand basin, WC and radiator.

Landing

Doors to:

Bedroom One - 13' 4" x 11' 6" (4.053m x 3.504m)

Front and rear aspect single glazed windows, range of built in wardrobes and radiator.

En-suite

Shower cubicle with digitally controlled shower, wash-hand basin with vanity unit, WC, extractor fan and heated towel rail.

Bedroom Two - 18' 1" x 12' 9" (5.506m x 3.886m)

Front and side aspect single glazed sash windows, radiator, wash hand basin and laid to carpet.



Bedroom Three 8' 10" x 8' 1" (2.691m x 2.457m)

Rear aspect single glazed window, built in wardrobe, radiator and laid to carpet.

Bedroom Four 8' 9" x 8' 2" (2.671m x 2.5m)

Side aspect single glazed window, radiator, laid to carpet.

Family Bathroom 9' 5" x 7' 11" (2.865m x 2.408m)

Two rear aspect single glazed windows, bath with mixer taps, separate shower cubicle with thermostatic shower, wash hand basin with vanity unit, WC, extractor fan and chrome heated towel rail.

Garage 19' 2" x 13' 0" (5.846m x 3.959m)

Up and over door, plumbing, power, lighting and pitched roof.

Front Garden

Paved courtyard area with flower beds.

Rear Garden

Initial patio area with steps leading to large newly turfed lawn surrounded by flower beds enclosed by wall.

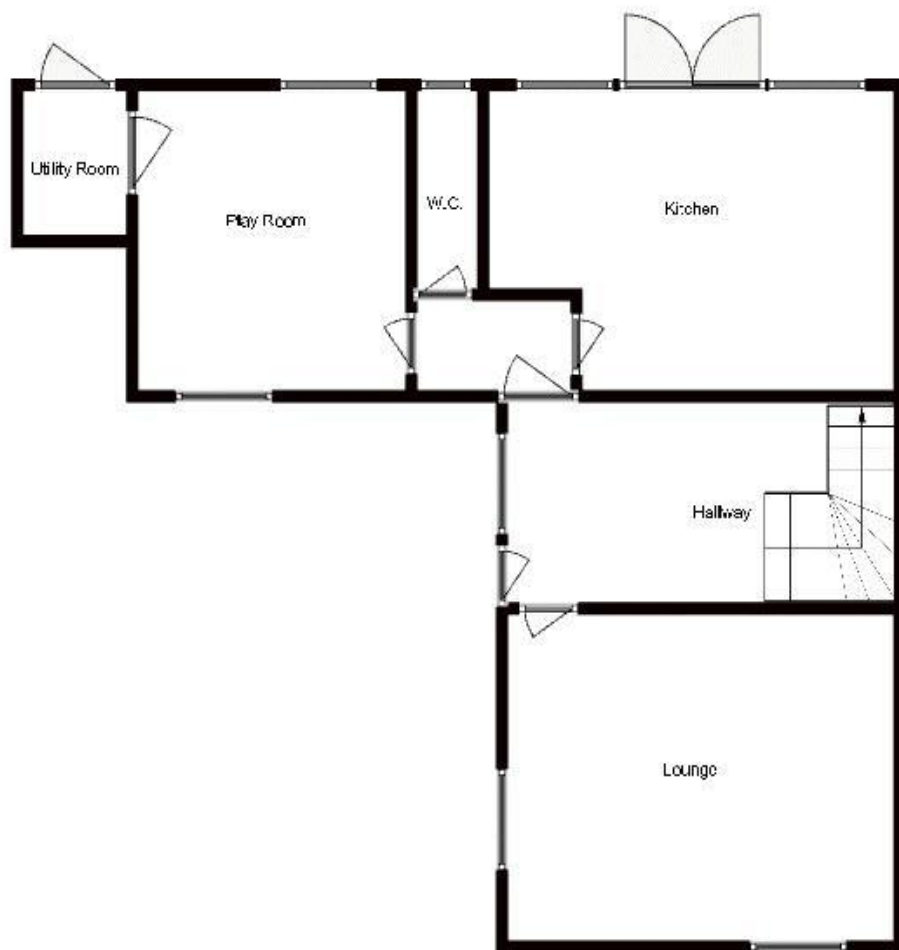
AGENTS NOTE

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 South Petherton, follow West Street and the property can be found on the right hand side.

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.



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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