



FOR SALE

South Petherton, TA13 5PA

£245,000



Full video walk - through



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Modern three bedroom home situated within easy walking distance of the centre of the sought after South Petherton. The accommodation is well presented and briefly comprises entrance hall, useful cloakroom, modern fitted kitchen and a spacious lounge/diner on the ground floor. To the first floor are three bedrooms, two with built in wardrobes and the family bathroom. At the front is a driveway providing parking for two cars and to the rear a mature terraced garden which backs onto a pretty open field.

£245,000



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 front door, radiator, laminate flooring and stairs to first floor.

Kitchen - 8' 6" x 8' 3" (2.59m x 2.51m)

Front aspect double glazed window, tiled flooring, fitted kitchen comprising a range of wall and base units with ceramic sink, built in oven and hob with extractor over, integrated fridge/freezer, plumbing for washing machine and dishwasher.

Cloakroom

Front aspect double glazed window, vinyl flooring, radiator, wash hand basin with tiled splashback and WC.

Lounge/Diner - 15' 7" x 15' 2" (4.75m x 4.62m)

Side aspect double glazed window, two radiators, TV and telephone points, laid to carpet, under-stair storage cupboard and double glazed French doors opening out to the garden.

First Floor Landing

Laid to carpet with hatch to loft space, airing cupboard, radiator and doors to:

Bedroom One - 10' 10" x 8' 4" (3.30m x 2.54m)

Front aspect double glazed window, radiator, triple built in wardrobe and laminate flooring.

Bedroom Two - 11' 0" x 7' 8" (3.35m x 2.34m)

Rear aspect double glazed window, radiator, built in double wardrobe.

Bedroom Three - 7' 9" x 7' 2" (2.36m x 2.18m)

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

Bathroom

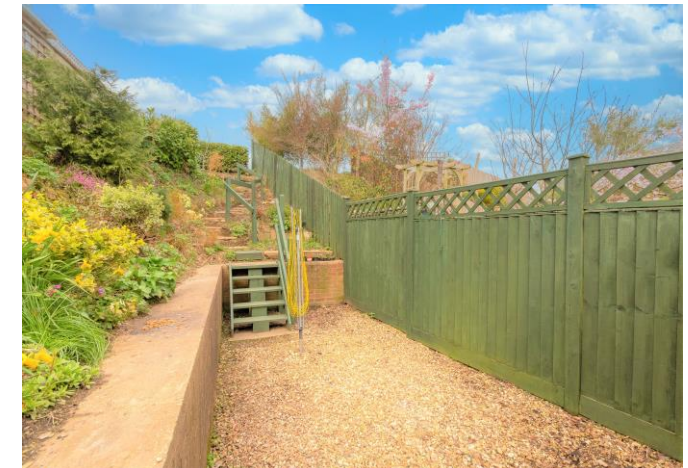
Front aspect double glazed window, chrome heated towel rail, shower cubicle, wash hand basin with vanity unit and shaver socket, WC and extractor fan.

Front

Laid to block paving providing off road parking for two cars, small gravelled area for pots and side raised beds extending along the car park area.

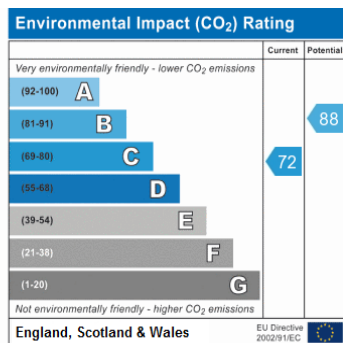
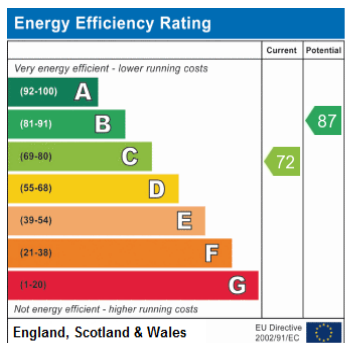
Rear Garden

Initial patio area with outdoor tap and two sheds next to a gravelled area with steps up through a terraced garden which backs onto an open field and a lovely view. The garden is well stocked including mature shrubs and apple trees.



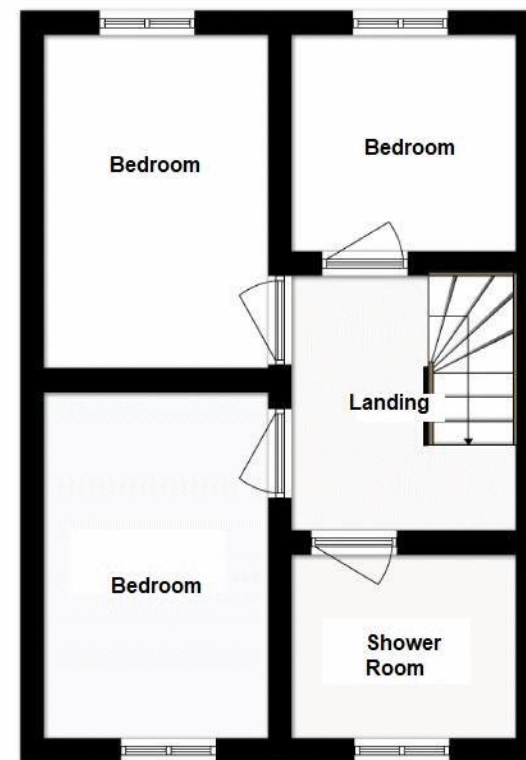
Agents Note

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 past for approx 1/2 mile and Bakers Court can be found on your right hand side, upon entering Bakers Court the property is tucked away in the top left hand corner.



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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.