



FOR SALE

Over Stratton, South Petherton, TA13 5LQ

£475,000



Full video walk - through



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Located in the heart of the beautiful sought after village of Over Stratton, this delightful semi detached double fronted character home comes with the added benefit of off road parking, garage and a generous garden. Offered in excellent order, the accommodation comprises living room with log burner, spacious kitchen/diner, useful utility room and downstairs cloakroom. Upstairs are three bedrooms and the family bathroom. To the front of the property is a pretty walled garden with a driveway and a garage with a gate to the side giving access to the rear garden. This stunning property is definitely one not to be missed - so an early viewing comes highly recommended.

£475,000



LOCATION

Over Stratton is a picturesque village set in surrounding countryside and contains a number of character properties, Restaurant and Inn. The country town of South Petherton is one mile to the north and offers a wide range of Shops, Schools, Doctor & Veterinary Surgeries, Library, Churches and 'bus services to neighbouring towns and villages. The local Infant and Junior Schools both have 'Outstanding' OFSTED grades. Yeovil is ten miles, Crewkerne (Mainline Station - Waterloo) four, Dorset Coast twenty, the county town of Taunton (M5 Motorway & Mainline Station - Paddington) eighteen and the A303 is joined at the South Petherton roundabout.

Entrance Hallway

Door to front, Blue Lias stone floor, stairs to first floor, under stairs cupboard and radiator.

Living Room - 16' 1" x 14' 2" (4.89m x 4.31m)

Front aspect double glazed window, feature Hamstone fireplace with multi fuel burner, engineered wood flooring, two radiators and French doors to rear.

Kitchen/Diner - 17' 4" x 13' 1" (5.29m x 4m)

Front aspect double glazed window, engineered wood and quarry tiled flooring, fitted kitchen comprising a range of wall and base units with worktops over, wood larder cupboard, single bowl ceramic sink, induction hob with extractor over, electric oven, integrated dishwasher, space for fridge/freezer, spotlights, radiator and door to garden room/utility.

Garden Room/Utility - 10' 10" x 6' 7" (3.3m x 2m)

Rear aspect double glazed window, space and plumbing for washing machine, spotlights, engineered wood flooring, radiator and double glazed French doors to side.

Cloakroom

Rear aspect double glazed window, wash hand basin, WC, tiled splash back, Blue Lias stone flooring, condensing combination gas boiler and radiator.

Landing

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

Master Bedroom - 11' 11" x 10' 10" (3.64m x 3.3m)

Front aspect double glazed window, solid wood flooring, two built in wardrobes and radiator.

Bedroom Two - 14' 3" x 9' 7" (4.35m x 2.93m)

Front and side aspect double glazed windows, solid wood flooring and radiator.

Bedroom Three - 14' 5" x 7' 3" (4.39m x 2.20m)

Rear aspect double glazed window, built in wardrobe, solid wood flooring and radiator.

Bathroom - 13' 1" x 6' 11" (4m x 2.1m)

Side aspect double glazed window, roll top bath with mixer taps, shower cubicle, wash hand basin with vanity unit, WC, access to loft, engineered 'click' vinyl flooring and heated towel rail.

Garage

Up and over electric door, power, lighting and personal door to side.

Driveway

Driveway providing off road parking for 2 cars and leading to the garage.

Front Garden

Attractive stone wall to front with mature shrubs and stone pathway.

Rear Garden

Initial patio area with steps leading to lawned garden, mature trees and shrubs, shed, outside tap enclosed by walls and fence with gate and access to garage.



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, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Directions

At the Hayes End roundabout on the A303 take the exit onto Harp Road and then take the first left towards Over Stratton. The property can be found on the right hand side just after the Stratton and District Village Hall.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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