



FOR SALE

Orchards Estates - Celebrating 10 years of helping you move



Orchard Close, South Petherton, TA13 5DX

£625,000



ORCHARDS
ESTATES

Detached, 4 bedroom home with integrated double garage, separate utility space and principal bedroom with ensuite.

Set over 2 floors and offering a mature setting in an established small community this fine home offers a great position at only a short walk to the centre of the village whilst benefitting from being situated just off North Street, making this one of the quietest locations in the surrounding area.

VIEWINGS ARE STRICTLY BY ARRANGEMENT WITH THE AGENT. We ask that you respect the family's privacy.

£625,000



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, 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.

Approach

Scenic Location: The approach road to the property winds up a slope, which can provide scenic views and a sense of elevation. **Ample Parking:** The front of the property has ample parking space for up to 4 vehicles, which is convenient for homeowners and guests. **Direct Garage Access:** The front drive not only offers parking space but also provides direct access to the double garage, making it easy to access and store vehicles or other belongings. **Side Gate:** A side gate on the left-hand side of the house allows access to the utility room and the garden. This is convenient for bringing items in and out of the house without going through the main entrance.

Ground Floor

Spacious Entrance: The front porch with a storm cover opens to a spacious entrance hall, providing an inviting entry point into the house. **Open Living Spaces:** The property features an open-plan living area, with the sitting room extending the full length of the house. This room is designed with a large front window and rear French doors, allowing for natural light and access to the garden. **Dining Area:** Adjacent to the sitting room is a dining area, creating a connected and open space for entertaining and family gatherings. **Kitchen:** The kitchen is designed in a

staggered layout and includes a rear breakfast area with views of the rear garden. This setup can be appealing for those who enjoy cooking and dining with a garden view. **Utility Room:** The well-equipped utility room is accessible from the kitchen area, offering practicality and additional storage options. It also has a side door for external access and a personal door to the double-width garage.

First Floor

There are a total of 4 bedrooms on the upper floor, with 2 larger double bedrooms and the principal bedroom featuring an ensuite. This layout provides flexibility for various living arrangements. **Family Bathroom:** A spacious family bathroom is also located on the upper floor, providing convenience for the household.

Rear Garden

Mature and Private: The rear garden is a main feature of the property. It is mature and private, offering a tranquil environment for outdoor activities and relaxation. **Outdoor Entertainment:** The garden includes an initial patio area, perfect for outdoor dining or lounging. The well-maintained lawn is complemented by mature shrubbery, flowers, and fauna, enhancing its appeal. **Summer House:** A notable feature of the garden is the summer house, which has an electric connection. This space can serve multiple purposes, such as a home office, hobby room, or a cozy retreat. **Privacy:** The garden is not directly overlooked by any neighbours, providing a peaceful and private outdoor space for you to enjoy.

Additional Information

The original property was built in the 1980's. Mains Gas, Water and Drainage are connected. There is a Gas fire in the sitting room. The loft in the house itself is unused. The loft above the garage is boarded and has light. The garage has a remote controlled garage door and there is also an electric car charging point on the wall to the side of the garage.



Directions

From the centre of South Petherton on St James Street, you can either walk or drive to the property, as we should all be taking a bit more exercise these days, burning more calories than fossil fuel lets do the directions as if you are walking (and it should take on average 4 minutes)! At the junction of Palmer Street with the Coke Memorial Methodist Church directly in front of you, follow the road to the right and onto North Street. After about 1 minute walking, you should see the entrance to Orchard Close on your left. Now comes the hard part, you walk up the winding hill until you are near the top and then you will see the property on your left hand side where one of our hopefully not too breathless colleagues will be there to greet you and show you around. Find this property through <https://w3w.co/encodes.palace.websites>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
 165.55 m²
 1781.96 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.