



FOR SALE

off St. Michaels Gardens, South Petherton, TA13 5BD

£630,000



ORCHARDS
ESTATES

Originally built in 2009 this property is now offered with no onward chain. This modern and very spacious home is detached and accessed over a private, gated driveway and as such offers a unique location as it is both private, elevated and a short stroll into the centre of this immensely popular village. Featuring 3 garden areas a low Energy Rating of C, the property offers spacious rooms over two floors as well as the practicalities of a sizeable integrated garage and external areas with two garden sheds which includes a shrubby garden and patio garden with a variety of potted plants, areas which offer all day sunshine along with absolute privacy from the 3 main external areas. We are available at your convenience to offer a viewing at short notice, so please, do not hesitate, this might be just the property you've been waiting for.

£630,000



LOCATION

South Petherton is a small residential country town with a village atmosphere, set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, pub, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

Approach

Accessed over a private tarmac drive off St. Michaels Gardens with a high front gate the driveway winds to the property where there is ample parking and turning space along with access to the extra wide integrated garage.

Entrance

Covered entrance to the main front door opening to the inner hall.

Kitchen/Diner 13' 0" x 21' 5" (3.97m x 6.54m)

A nice big spacious room with fully fitted kitchen, central island and dining area with a set of rear aspect double glazed French doors, large window and internal door opening to the separate utility area.

Utility

With a range of storage cupboard under worktop, sink, side aspect window, rear aspect door to external space and integral door to the garage.

Sitting Room 19' 7" x 14' 8" (5.97m x 4.47m)

A nice square room with feature fireplace, rear aspect French doors, internal french doors opening to the garden room.

Garden Room 10' 8" x 9' 9" (3.24m x 2.96m)

With rear and side aspect French doors, a room with practically all day sunshine and usable year round.

Home Office/4th Bedroom 11' 4" x 12' 8" (3.45m x 3.87m)

Situated on the ground floor with built in storage cupboard and front aspect window.

Bathroom 8' 6" x 8' 2" (2.58m x 2.5m)

Situated on the ground floor with front aspect window, bath, separate shower, tiled.

Main Bedroom 12' 0" x 14' 1" (3.67m x 4.28m)

Situated on the ground floor with side aspect window, double wardrobe and ensuite.

Main En-Suite 5' 6" x 9' 4" (1.67m x 2.84m)

Fully tiled with walk in shower and side aspect window.

Landing

With extra large doors opening to the Hot Press and providing access to;

Bedroom Two 15' 0" x 21' 2" (4.56m x 6.44m)

A very large room with 2 rear aspect vellux type windows, some restricted head height, storage space and it's own ensuite.

Bedroom Three 29' 0" x 15' 0" (8.83m x 4.56m)

With 3 side aspect vellux type windows, some restricted head height this is simply a huge room, ideal for family visits.

Garage 16' 8" x 10' 11" (5.08m x 3.33m)

With electric up and over door, integral door to the utility room, double glazed window to front, electric water and housing the Gas Boiler.

Parking

Tarmac driveway with space for several vehicles.



Garden Area Front

Laid to lawn with paved walkway and a range of mature shrubbery as well as two timber sheds.

Garden Area West

Set to the Western side of the house this features a lawned area, mature trees and borders, accessed over a paved walkway.

Patio Garden

Set on the Southern side of the house with paved areas, currently dressed with a range of potted plants.

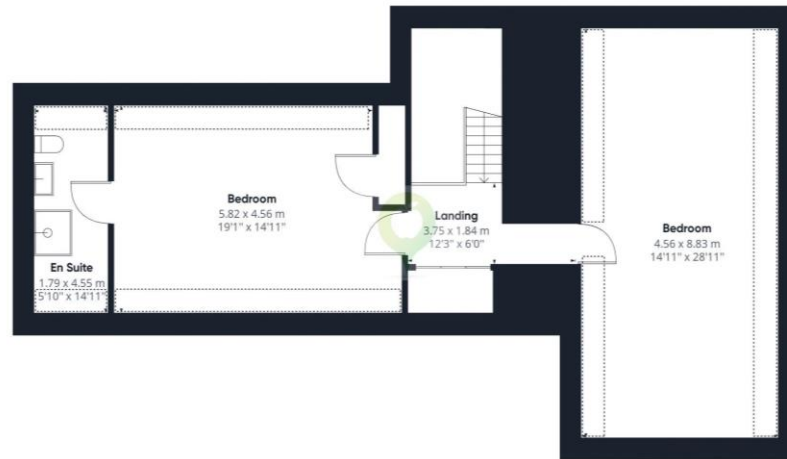
Directions

From the exit off Lightgate Road enter into St. Michaels Gardens. Take the first left hand turn (onto a private road), you will see the gates which will be open for your appointment. Drive to the house and one of the OrchardEstates experienced property professionals will be there to meet you to show you around and help answer any questions or queries you may have.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	84 B



Floor 1



Floor 2



Approximate total area⁽¹⁾

232.56 m²
2503.27 ft²

Reduced headroom

17.62 m²
189.66 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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