



**FOR SALE**

Bridge Road, South Petherton, TA13 5JD

£485,000



**ORCHARDS**  
ESTATES



Extended Hamstone cottage situated only a short distance to the town centre yet surrounded by nature with agricultural fields and situated on a no-through road.

The front driveway has space for several vehicles and also comes with a shed and outside home office.

Benefitting from a two storey extension the front lean-to acts as a boot room with stable doors opening to the kitchen area with breakfast bar and seating to the rear.

The other side of the house offers two reception rooms. It would be possible to open through from the kitchen to the rear sitting room to create a separate dining area, however, the current owners have elected to make this a child's playroom.

Upstairs the main bedroom has built-in storage and en suite.

The other 3 bedrooms are doubles and there is a main family bathroom.

The garden to the rear is enclosed, very private and offers a great space for family or visiting friends.

If you are looking for a home close to, but not quite in the village offering 3 reception rooms, 4 bedrooms, lots of parking and a private garden, this may well be worth visiting.



£485,000





## 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, pub, restaurant, cafe, 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** Bridge Road is a no-through road which is accessed off the roundabout linking Hayes End, Harvey's Road (Knapp Hill) and Lightgate Road. Simply drive East off the roundabout onto Bridge Road, past the entrance to Whitehall and carry on out past the village speed limit signs. After about half a mile, the property will appear on your right-hand side. The driveway to the front is spacious enough to accommodate several vehicles.

**Entrance** With a front lean-to, acting as a boot room, this is a cover space which is two thirds of the width of the property and links the kitchen to the sitting room if opened up.

**Ground Floor** The main entrance is through the kitchen with a stable door. The kitchen has lots of cubby holes and storage areas including space for an American style fridge freezer. Worktops, range cooker and breakfast bar area which opens to the original sitting room and is now configured as a family space with seating, fireplace and room for a 6 seater dining table. Handily, this room also has direct access to the garden. The newer part of the home on the ground floor forms an additional 2 reception rooms, the front room again features fireplace and windows overlooking the garden. The rear room is currently

utilised as a kids play room and has a set of French doors opening directly to the garden.

**First Floor** Again, split into two places and benefitting from the two-storey extension, the main bedroom has a range of built in storage and its own ensuite. The other bedrooms are all a good size and come with various storage areas. There are 2 loft access points from the split-level landing and there is a very large airing cupboard also. The family bathroom is also situated on this floor.

**Garden** The garden is accessed through a side gate and is a wonderful space, very private and secure, primarily laid to lawn with hedge and evergreen borders. At the bottom of the garden are further sheds, these are accessible through the side gate by the stream.

**Home Office** To the front of the property is a self-contained home office with electric, lighting, and own WC.

## Material Information

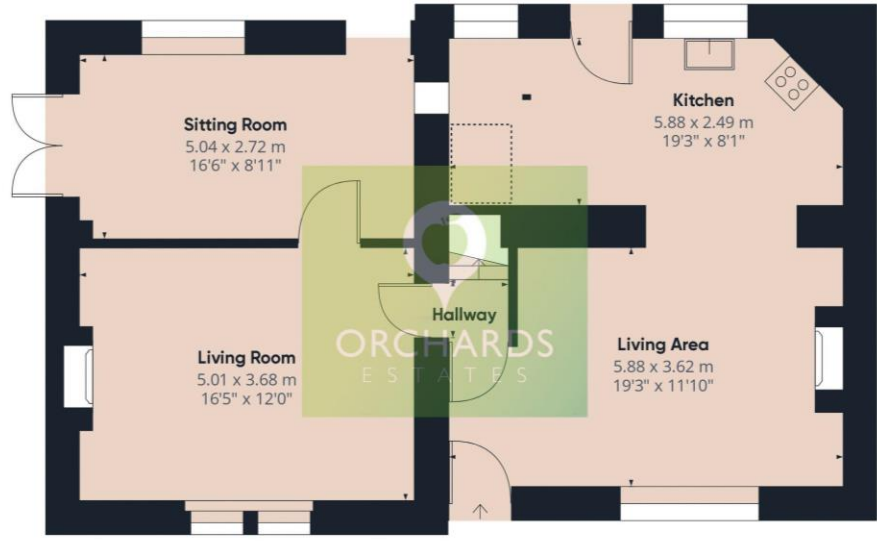
- Council Tax Band: C
- Mains Water and Electric
- Septic Tank
- LPG Gas Fired Central Heating
- LPG Gas Combi Boiler with separate immersion tank
- LPG Gas Fire in Original Sitting Room (unused)
- Number 7 has a right of access for garden maintenance
- Significant Dates:
  - 1999 - Two Storey Extension
  - 2018 - Shed Converted to Home Office
  - 2022 - Sold Fuel Stove Installed
- This property is not in a Conservation area, it is not Listed and there are no Tree Preservation Orders



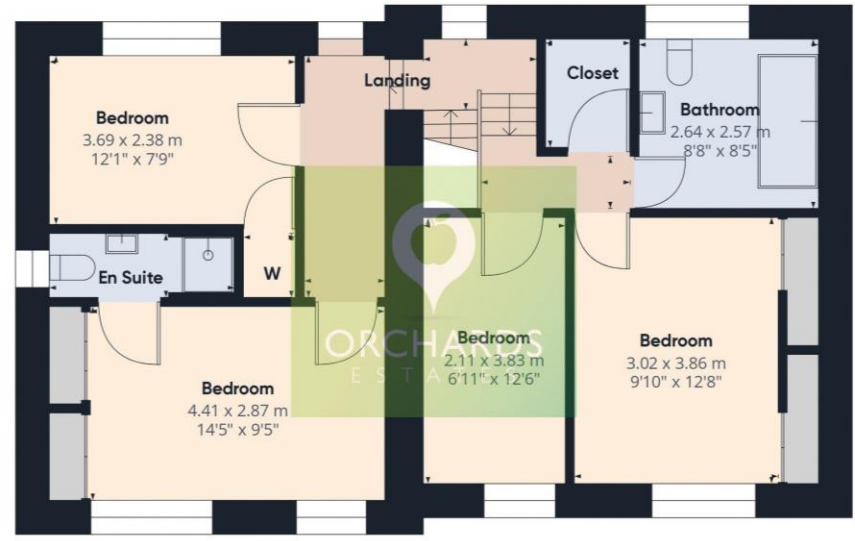
**Directions**

At the junction of Hayes End, Harvey's Road and Lightgate Road, head East on Bridge Road. Follow this for about half a mile past village speed limit signs and the signs advising that there is no through road and you will eventually come to a set of cottages on your right hand side. The property available is the first with lots of parking to the front.

<https://w3w.co/remotest.writers.petted>



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 136.66 m<sup>2</sup>  
 1470.98 ft<sup>2</sup>

**Reduced headroom**  
 1.05 m<sup>2</sup>  
 11.27 ft<sup>2</sup>

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	34 F	
1-20	G		

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