



FOR SALE

West Street, South Petherton, TA13 5DJ

£425,000



ORCHARDS
ESTATES

No Onward Chain.

Warm and inviting, this detached, 200 year old, 3 bedroom Hamstone home offers spacious interior accommodation, parking and a surprisingly large rear garden.

The interior consists of a large sitting room, good sized kitchen/diner, separate utility area and further storage area on the ground floor.

Upstairs are 3 bedrooms with a further walk through room/dressing room and the family bathroom.

Over the almost 30 years of ownership by the current occupier, many items have been updated.

The property and garden would benefit from some cosmetic updating as the owner has had some recent health issues which force the move.

For the right person/family this home will offer a great location close to the centre of the village of South Petherton with the added benefit of parking and a large, private, rear garden.



£425,000



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.

Approach

This detached home has two main entrances, to the left is the private parking with fence and gate which leads to the kitchen entrance and has steps to the rear which provide direct access to the garden. To the right hand side is shared access with the neighbour and this provides access to the sitting room.

Sitting Room 24' 1" x 13' 7" (7.34m x 4.14m)

Double glazed door to side aspect, front and side aspect double glazed windows, laid to carpet, two radiators, stairs to first floor and door to kitchen.

Kitchen/Diner 13' 4" x 13' (4.06m x 3.96m) at widest points

Fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink unit, 7 ring Belling range cooker, ceramic flooring, tiled splash backs, space for fridge freezer, gas combi boiler and radiator and open doorway leading to

Utility room 8' 3" x 7' 10" (2.52m x 2.40m)

Front aspect double glazed window, range of wall

and base units with worktop over, ceramic flooring, plumbing for washing machine, plumbing for dishwasher and space for tumble dryer and opening to;

Store Room

Set back to the rear of the utility area is a useful space for storage.

Landing

Side aspect double glazed window and radiator.

Principal Bedroom 14' 1" x 11' 5" (4.30m x 3.48m)

Front aspect double glazed window and radiator.

Bedroom Two 10' x 9' (3.04m x 2.75m)

Side aspect double glazed window, access to loft and radiator.

Bedroom Three 9' 1" x 8' 4" (2.78m x 2.55m)

Side aspect double glazed window and radiator.

Walkthrough/Dressing Room 14' 2" x 7' 9" (4.31m x 2.35m)

Side aspect double glazed window and rear aspect double glazed door providing access to the rear garden, brick fireplace and radiator.

Bathroom 8' x 7' 10" (2.45m x 2.39m)

Rear aspect double glazed opaque window, bath with mixer taps, wash hand basin, WC, extractor fan and radiator.

Parking To the side of the property is a private parking space with enough space for two vehicles.

Garden The rear garden is elevated and accessed up a set of gentle steps through a gated area. Extending back approx 136ft x 60ft wide at the widest point, this is a nice, private and peaceful area which backs onto agricultural land and has been recently newly fenced.



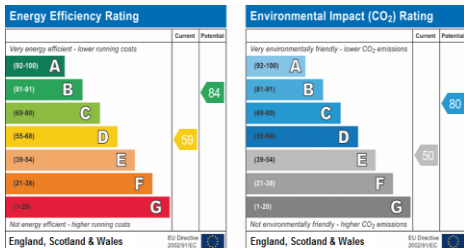
Material Information

- Freehold Property
- The property sits within a Conservation Area
- To one side is shared access with the neighbouring property
- Council Tax Band: E
- EPC Rating: D
- Mains Drainage, Gas, Water and Electric
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea
- OFCOM: Superfast Broadband Available

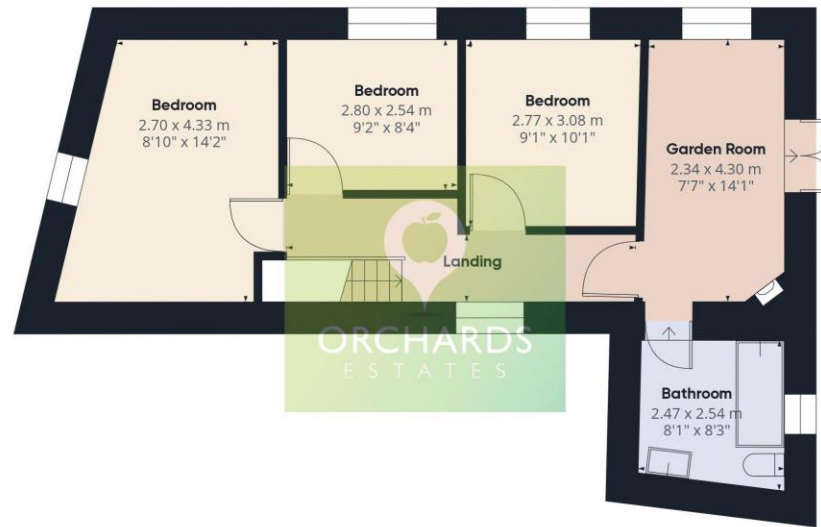
Directions

From the centre of South Petherton, follow West Street, the property will be on your right and well signposted with the eye-catching Orchards Estates For Sale sign. As you look at the property from the road, come to the left door through the gated fence and one of our full-time colleagues will be there to show you around and answer any questions you may have.

<https://w3w.co/fruitcake.covertly.improvise>



Floor 1



Floor 2



Approximate total area⁰

111.33 m²
1198.34 ft²

Reduced headroom

1.06 m²
11.43 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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