



**FOR SALE**

Summer Shard, South Petherton, TA13 5DP

£395,000



**ORCHARDS**  
ESTATES

Available with no onward chain, this generously proportioned family home has become available in popular village of South Petherton. In need of some modernisation, the house has three double bedrooms, and a 4th bedroom which although smaller, easily provides a lot of space for the younger, or works as a home office, a family bathroom, two reception rooms, kitchen, utility, and downstairs WC. There is also an integral garage and off-road parking for two large cars. A private, developed garden, with a range of shrubs and trees, envelopes the house. The property is positioned minutes away, on foot, from a range of amenities as well as idyllic, rural walks.

£395,000



## 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, restaurant, wine bar 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

Offered with the benefit of no onward chain, 59 Summer Shard is an absolute delight. This spacious detached house is tucked away in a quiet corner of the popular Summer Shard development. This property has mature gardens to the front, side, and the rear, which are private and enclosed. Access to the property is approached over a tarmac driveway leading to the integrated garage. There is side access to the right-hand side of the property with a gated access to the side/rear gardens.

## Living Space

You immediately notice the feeling of space as you enter through the entrance porch to the hallway with stairs and a handy downstairs WC. To your right is the doorway to the spacious sitting room which has a gas fire, along with front and a larger side window overlooking the gardens. Back in the hallway, the next door opens to the drawing room which features patio

doors (opening on to the rear garden) and another door which leads to the sunroom which has patio doors opening on to the rear garden. The sunroom also overlooks the side and rear garden. Moving on then to the kitchen which has a rear aspect window, along with access to the utility room (with side window and sink), and a double-glazed door opening directly to the rear garden. You may also access the garage through the utility room. For ease of use the garage has an electric garage door.

## First Floor

Again, a spacious area with landing that opens to the 4 bedrooms, 3 of which are big doubles (2 with built in wardrobes) and a 4th which although smaller, easily provides a lot of space for the younger, or works as a home office. On the landing you will also find an airing cupboard. The family bathroom has a large shower enclosure, and cupboard which is handy for storage.

## Outside Living

This is a surprising space which wraps around the property. It is designed to be easy to maintain, offering year-round enjoyment with mature planting, hedging and trees.

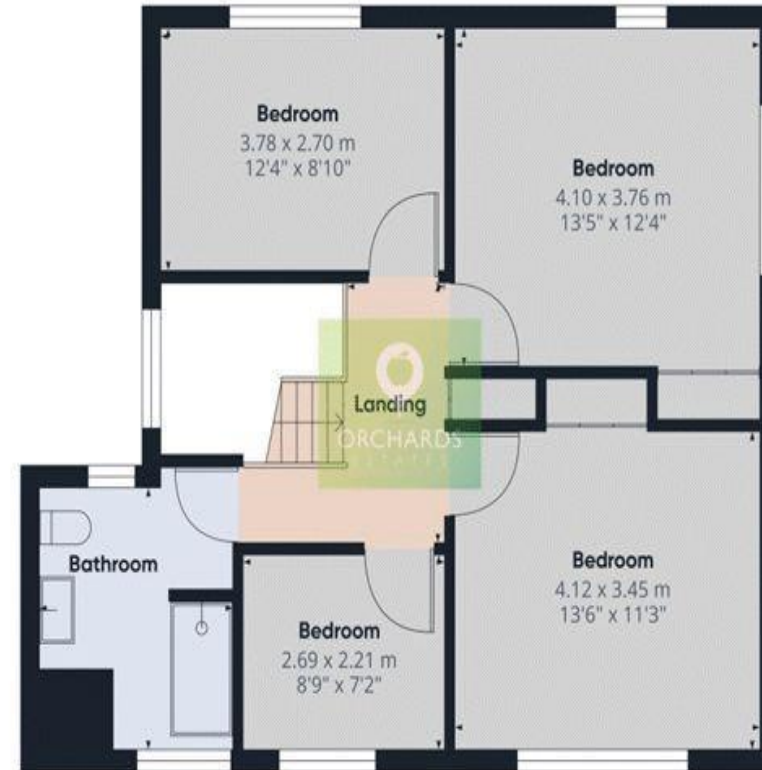
## Driveway and Garage

The driveway is laid to tarmac with space for several vehicles and provides access to the garage (with an electric garage door), giving you plenty of space for a car plus bikes, canoes, and anything else you care to store.

## Material Information

- Freehold Property.
- EPC Rating: D
- Council Tax Band: D
- Mains Gas, Water and Electric





**Approximate total area<sup>m</sup>**

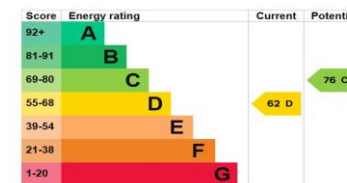
157.5 m<sup>2</sup>  
1695.32 ft<sup>2</sup>

**Reduced headroom**

0.32 m<sup>2</sup>  
3.45 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.

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