



FOR SALE

26 Lightgate Lane, South Petherton, TA13 5AU

£400,000



ORCHARDS
ESTATES

Detached 4 bedroom home with wide off road parking for several vehicles and direct access to an integral garage.

Situated on Lightgate Lane the property offers spacious accommodation over two floors with a generous rear garden which is very private and offers a nice, sunny outlook all day long.

If you are looking for a family home in the village which is modern, well presented and has been well maintained, then do make contact and we will arrange for your private visit to view all that this home has to offer.

£400,000



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

Lightgate Lane is a no-through road and leads to the bowls, tennis and small social club. This property is set to the upper end and as such has less passing traffic. The front driveway is wider than the house itself and provides off road parking and access to the integral garage. The main entrance is to the left as you look at the front and along the side path.

Living Space

You enter to the spacious, fully equipped kitchen with dining area and sofa which offers a nice outlook to the garden from the rear French doors and windows. An inner hallway then distributes to the remaining rooms with stairs to the first floor. The sitting room is wide and well designed to allow room for the entire family with a front aspect bay style window. A fire door opens to the integral garage with front outer door and there is a spacious WC also on this floor.

Upstairs

The landing has a roof window providing natural light and double storage cupboard. Four bedrooms are on offer, all with built in storage and the master with its own private en suite. A family bathroom then provides the final piece in this homely jigsaw. There is loft access with a ladder, the loft has not been boarded and there is no lighting.

Garden

The rear garden is a very private and spacious area. There is pedestrian access to both sides, the main entrance to the left has a double width gate. An initial covered terrace, patio area and then steps down to the lawn. The garden has a very nice feel with well maintained shrubbery and borders. To the bottom is a separate seating area laid to loose gravel with a nice water feature. The outlook is very open as behind is the bowls club and tennis club which are well hidden.

Material Information

- Freehold Property approx 18 years old
- Council Tax Band: E
- EPC Rating: C
- Mains Gas, Drainage, Water and Electricity
- Gas Combi Boiler located in the kitchen is approx 4 years old
- Broadband: OFCOM - UltraFast 1,000 Mbps available
- Flood Zone 1: Low Risk of Flooding

Directions

If driving from the A303, take the exit for South Petherton, follow the Hayes End road for approximately half a mile, go straight over the mini roundabout. Take the left turn into Lightgate Lane where the property can be found on the right hand side.

<https://w3w.co/basis.seducing.evening>





Floor 1



Floor 2



Approximate total area^m
96.78 m²
1041.68 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.

GIRAFFE360

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		

76 | C

86 | B



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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.