



FOR SALE

Rocklands, 7 Lightgate Lane, South Petherton, TA13 5AU

£499,999



ORCHARDS
ESTATES

Offered with No Onward Chain

What a rarity, a spacious, private, detached bungalow with a double garage, principal Bedroom with Dressing Room, Full En Suite Bathroom, dining room and a huge sitting room, situated off Lightgate Lane between the Tennis and Bowls Clubs and the village centre.

Normally you would have the choices of Whitehall, St. Pauls Close, St. Michaels Gardens and Beaufort Gardens as your main choices of where to find a bungalow in South Petherton so this is a not often seen opportunity so close to the centre.

We are arranging and carrying out viewings, so please do drop us a line and we will be happy to arrange a suitable day and time for you to come and have a detailed viewing.

£499,999



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

Set in a gently elevated position off Lightgate Lane, this property immediately impresses with the spacious tarmac driveway with space for multiple vehicles, double garage, side access (with double gates), smart Hamstone exterior and private front garden which is primarily laid to loose gravel with beds and shrubbery. A concrete laid path then leads along the front of the house and provides access to the front door and a second gated entrance to the side sun garden and rear storage area.

Entrance and Hallway

Front entrance door opens to a wide reception cubicle with inner door to the hallway itself. The hallway turns in a right hand angle and acts as a separation for the living and sleeping quarters. By the front door is a large double storage closet. Also there is a loft hatch with ladder and light, the attic is also part boarded.

Living Space

Starting from the hallway, immediately to your left is the dining room, this is a large space and can easily fit a large dining table plus furniture.

With a large front window, this captures sun from early morning until late afternoon.

On from this is the impressive living room which is currently configured with 2 separate seating spaces.

With large front window making this an ideal space to spend your mornings as a reading area.

The main part of the room is then given over to a seating area with the fireplace as a centrepiece.

This also comes with a double glazed side door with access to the garden.

On the South West side of the room is a large double glazed set of sliding doors.

These open out to a sun terrace which is very private and offers a sunny position for most of the day.

Finally the kitchen is set to the rear of the house and has been recently remodelled with a full range of storage, white goods and rear window with double glazed door looking out to the rear garden.

There are 2 cupboard spaces, one is used for housing the gas fired boiler and the other for storage.

Sleeping Quarters

This property divides into 2 separate areas with the sleeping arrangements set away from the living space. Starting with the Principal Bedroom this is a sizeable space which easily accommodates a SuperKing Bed and comes with some built in storage.

On top of this is a walk through dressing room which then leads to your own private ensuite which comes with the benefit of space and offers a full size bath and a separate shower cubicle.

The second bedroom is another large double and comes with built in storage.



The third bedroom is also a double and has been configured as a hobby/craft room as this benefits from natural sunlight for most of the day. Finally, there is a another fully fitted bathroom with again a full sized bath and separate shower cubicle.

Rear Garden

Accessed from both sides of the house, the garden features a low maintenance central lawn. Around this are several distinct areas including a concrete footpath which runs around the entire property. There is a large greenhouse, paved seating or outdoor dining area, storage area and raised bed. The entire garden is very private and has been designed to be easily maintained. Outside amenities include tap and external electric sockets.

Sun Terrace

Tucked away on the South Western side of the property is a suntrap area which can be accessed from the living room, front gate or rear garden. This is a lovely little space and is great if you just fancy a few minutes sitting in the sun in peace, quiet and privacy.

Driveway

This is a huge space, which could easily accommodate 5 vehicles and is wide enough for you to turn whilst on your own driveway. A previous owner had used the front garden to park an extra large campervan, this would still work as would the double gate to the side of the garage/workshop which allows for vehicle access if required.

Double Garage/Workshop

This is such a great addition to the property and a practical space for any enthusiast who enjoys pottering or working on their latest project (or just keeping himself out of the house). The garage has a large double width front aspect, up and over door which is controlled electronically. To the side is a personal door and set of double glazed windows which offer natural light. To the rear, there is a sink unit which includes hot and cold taps. This space would easily convert to an annexe with plumbing and electrics already in place as it looks like a straightforward job to convert at the rear to make use of the ensuite and dressing room or to the side to create a self contained living space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Material Information

- Freehold Property Offered with No Onward Chain
- Council Tax Band: F
- EPC Rating: D (65) this should be easily improved with additional loft insulation (currently 200mm rather than standard 270mm) and low energy lighting which is currently in only 15% of fixed outlets
- The position appears to lend itself to solar panel installation with the primarily South orientated roof
- Mains Drainage, Gas, Water and Electric
- We are informed that the owner maintains the Front and left hand fences as you look at the property from the road
- Rear fence is joint responsibility and Right is unclear
- Broadband: UltraFast is available in the village
- Flood Zone 1: Low Risk

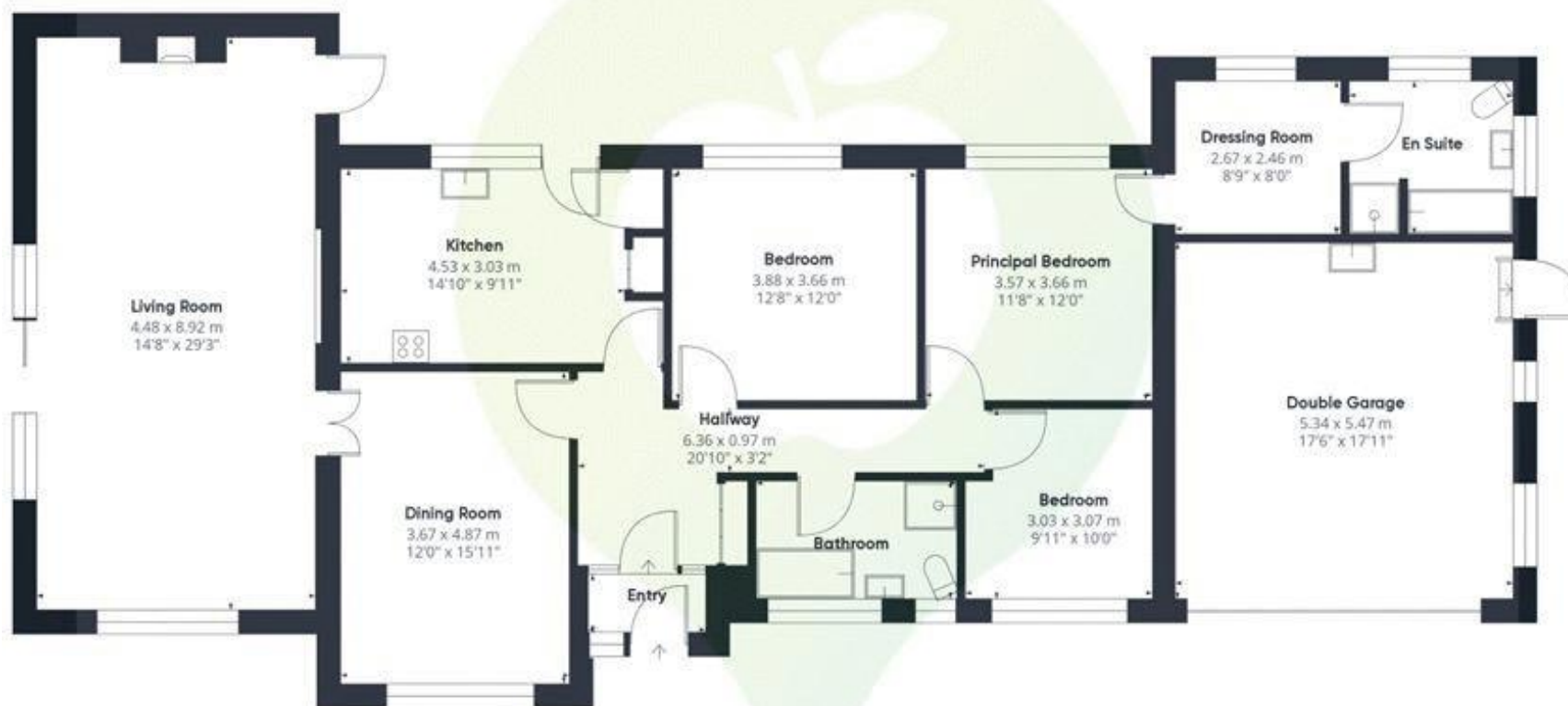
Directions

You can walk from the centre of the village following Roundwell Street to the left of The David Hall, cross Lightgate Road onto Lightgate Lane and follow along for a short stroll where the property will be easily found on your left hand side and identifiable with an eye-catching OrchardsEstates FOR SALE Sign. If driving, you can park in the road or in the driveway and one of our locally based colleagues will be there to greet you and show you around, answering any relevant questions on the property during your visit.

<https://w3w.co/custodial.gardens.lawn>

<https://maps.app.goo.gl/SsvifhgAuJt9MVF7>

This property is located about a 4 minute walk from the home of our closest member of staff, so you can rest assured, we know the area intimately.



Approximate total area⁽¹⁾

172.44 m²
1856.12 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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www.orchardsestates.com



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