



FOR SALE

37 Silver Street, South Petherton, TA13 5AN

£215,000



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Orchards Estates are delighted to be given the opportunity to bring this delightful property to the market.

The home has undergone extensive renovations in 2011 and 2012 when the current owner bought and completely overhauled the entire home, including a new interior layout by removing the existing flooring and stairs to create a new layout on the first floor, complete electrical rewire, new gas boiler, new multi-fuel stove and lime mortar re-pointing, to mention only a few of the items. The property has since been rented and well maintained, but now is surplus to requirement and has been unoccupied since May as the owner has been refurbishing and redecorating to ensure the property presents in a 'ready-to-move' in condition with new carpets throughout and re-painted and refreshed. At only a short walk to the centre of the town, this authentic Hamstone, modern cottage offers great accommodation over 2 floors in a position ideal to suite anyone looking to move closer to the village. This home comes with a spacious sitting room, kitchen to the rear with separate utility and downstairs WC. Upstairs are two large bedrooms and a full bathroom suite. There are storage areas on both floors and gated side access to the garden for bins, pets, etc.



£215,000



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

Set back from Silver Street with front footpath providing access to the front door. There is also gated access to the side which in turn provides access to the rear, enclosed garden.

Ground Floor

Spacious sitting room with two front aspect, double glazed windows which capture an abundance of natural sunlight from their southerly exposure. To one corner are the stairs to the first floor which benefit from not being too steep and provide handy storage under. There is a further cupboard which houses the mains connections with room for further storage. To the party wall is a rather rarely coloured hamstone fireplace with inset 3KW multi-fuel burner. A door to the rear provides access to the kitchen and then the garden (decked area). The main kitchen is compact with plenty of storage and a nice outlook to the courtyard garden. There is then a further utility area with worktop,

storage, and space with plumbing and electric for a washing machine. Finally, there is a WC on this floor which is a real benefit.

Upstairs

The stairs which are quite gentle in gradient for a cottage (benefitting from the internal overhaul in 2011) welcomes you to the landing with an Oak framed entrance and rear aspect dormer window which provides an impressive introduction in a naturally light space. The main bedroom will easily take a large bed and again benefits from a dormer window and alcove which has a fitted storage area. The second bedroom is another double and again benefits from large dormer window and has an alcove which is ideal for storage also. The bathroom is very spacious and features a full sized bath with shower over, rear aspect opaque windows, towel rail and very handily, 2 large storage areas (as well as that beautiful corner unit which looks like it might be 18th Century).

Courtyard

This is an enclosed area which is located off the rear kitchen entrance or there is gated entrance with side access and gated front leading to the roadside. Set within a walled enclosure this is a very private space and offers a sunny setting in the late afternoon and evenings. Access from the kitchen is up several steps to a timber laid platform which covers the entire area (the garden would otherwise be sloped in line with the surrounding existing properties). There is also a shed and this will be included with the property. The access to the front is a shared alleyway with one other neighbour and the owner of this property has a right of access.



Material Information

Freehold Property, believed to date from the 1800's.

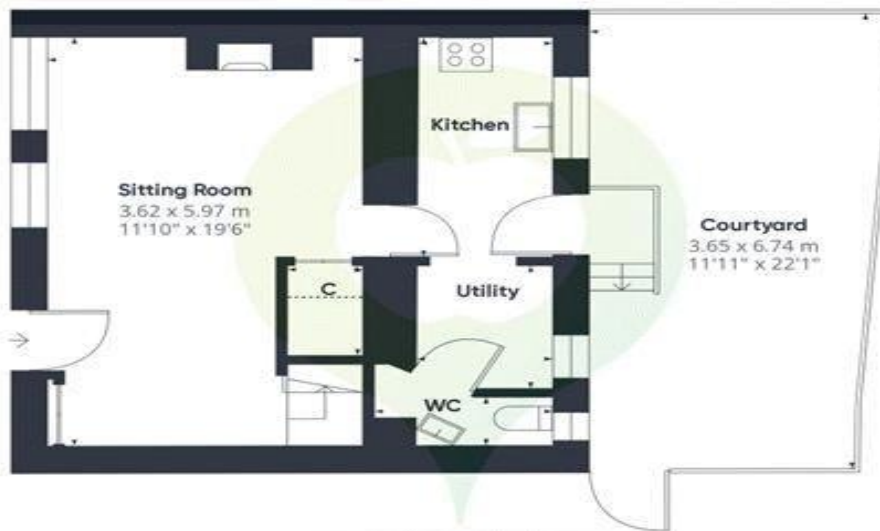
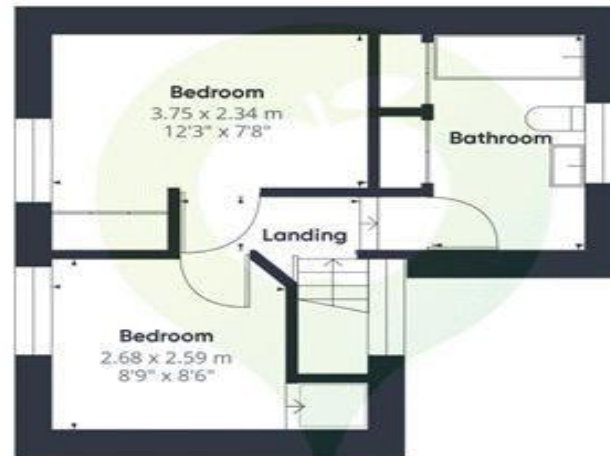
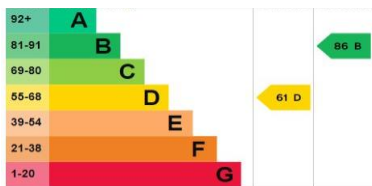
Council Tax Band: B

EPC Rating: D

Mains Drainage, Gas, Water and Electric. Water Meter (this is located on footpath).

The property underwent extensive renovations in 2011/2012. Re-pointed exterior with lime mortar, damp course injection was also completed at this time. New Ceilings and Floor including new Stairs. New Electrics and Consumer Unit. All main room downlighter ceiling lights rewired to LED (October 2024). New Gas Boiler. In preparation for marketing the owner who is a particularly focused gentleman and likes to, as we joked together, 'tick all the boxes' has refurbished the entire property with the following improvements. 3KW Villager stove in the sitting room is multi-fuel. New carpets and decoration throughout including making good any repairs. 3 New, hardwired Fire Alarm Covers with expiry dates in 2035. All flat roofs were replaced within the last 2 years with a rubber-based covering on top of added thermal insulation. This work carries a transferable insurance backed guarantee to the new owner on the basis of a 10 years for workmanship and 20 years for the materials used.

The village itself benefits from UltraFast Giga Broadband There is no history of flooding, and the property is deemed low risk, situated in Zone 1.



Approximate total area¹

57.1 m²
614.62 ft²

Balconies and terraces

22.75 m²
244.88 ft²

Reduced headroom

0.71 m²
7.64 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.

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