



FOR SALE

Old Vicarage Gardens, South Petherton, TA13 5DT

£525,000



ORCHARDS
ESTATES

An exciting opportunity to acquire three bedroom house in one of South Petherton's more prestigious roads. Benefitting from off road parking as well as a double garage, the house enjoys two receptions, conservatory, kitchen, utility room and cloakroom to the ground floor. The light and airy first floor has three bedrooms and a family bathroom. The gardens, both front and rear, have been meticulously maintained over the years. There is enormous potential, with the house, to update it and, subject to planning consent, extend.

£525,000



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

Positioned on the right hand side of this sought after cul de sac, the shingle drive provides ample parking for two large cars, one in front of the double garage and one in front of the house. The front garden has a mixture of grass and developed shrubs

Ground Floor Living

An entrance porch leads to the main front door and the entrance hall from which the downstairs rooms and stairs radiate.

A sitting room, the depth of the house, leads into a conservatory which enjoys garden views as well as privacy.

A rear aspect kitchen with base and wall units, is positioned in between the sitting room and the dining room, which offers possibilities to create more of an open kitchen / diner.

There is a downstairs wc and utility room, overlooking the drive, with a door leading to the outside side path.

First Floor Living

From the light, first floor landing are three double bedrooms and a family bathroom.

Rear Garden and Garage

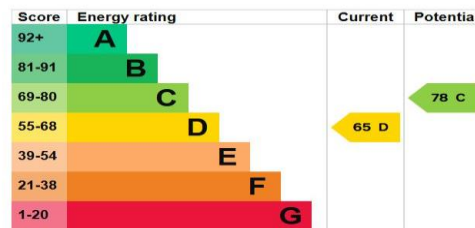
Years of experienced gardening and love have been poured into the rear garden.

It is a spring garden paradise offering a sunny position in which to enjoy gardening or al fresco dining.

A large double garage offers space either for your car or a large workshop for hobbies

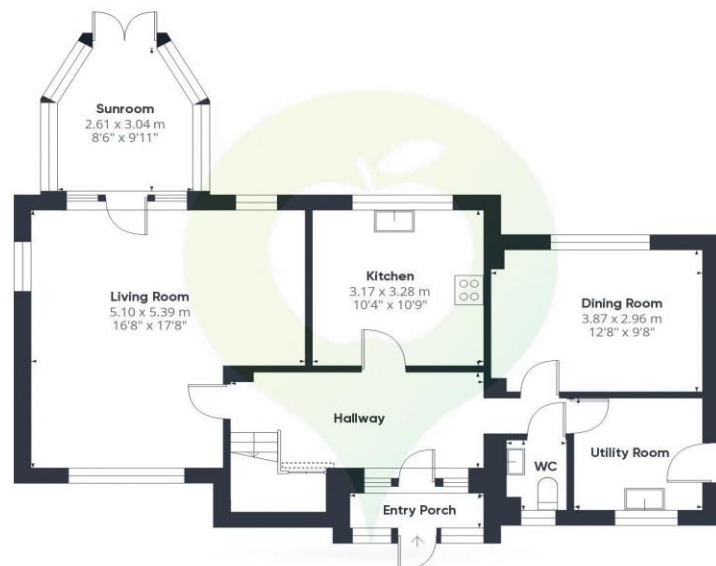
Material Information

- Freehold Property, built c. 1984
- Council Tax Band: F
- EPC Rating: D
- Mains Gas, Drainage, Water and Electric
- Heating – Gas fired central heating
- Double Glazing is approx. 10 + years old
- Flood Zone 1: Low Risk has a low probability of flooding from rivers and the sea
- Broadband: OFCOM: SuperFast 80Mbps available



The graph shows this property's current and potential energy rating.

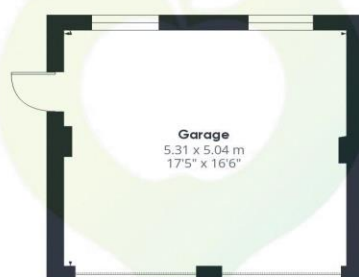




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

146 m²
1571.53 ft²

Reduced headroom

0.09 m²
0.98 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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