



FOR SALE

Lampreys Lane, South Petherton, TA13 5DU

£450,000



ORCHARDS
ESTATES

An exciting opportunity to purchase a large family home with rural views in South Petherton.

A rear facing sitting room opens into a conservatory and there is a front aspect dining room.

Benefitting from four bedrooms, the home has a garage, off-road parking for one large car and both front and rear gardens.

An early viewing is advised to appreciate all that is on offer with this ideal family home.

£450,000



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

Nestled behind a hamstone wall, this property enjoys a peaceful setback from the road. A path leads to the stylish double-glazed front door.

Ground Floor Living

Hall: A spacious entrance hall welcomes you, featuring a convenient downstairs WC and a staircase with built-in storage. There's ample space for coats and everyday essentials.

Kitchen: Modern and well-equipped with stylish wall and base units, an eye-level oven, and spaces for a fridge and dishwasher. A garden-facing window adds a tranquil touch, and the boiler is discreetly housed. Direct access to the garage and garden enhances flow. Additionally, the kitchen provides direct access to the garage, which seamlessly connects to the garden, enhancing both accessibility and flow.

Living Room/Dining Room: This inviting space features a charming fireplace with inset gas fire and a front-facing window for natural light. An open archway leads to the dining area, brightened by a large rear window.

Sunroom: Flowing from the lounge, the sunroom offers a peaceful retreat with panoramic views of the

beautifully maintained garden — perfect for relaxing and enjoying the scenery.

First Floor Living

Landing: Provides convenient access to the airing cupboard, ideal for storage. A loft hatch with a fitted ladder offers easy entry to the boarded loft space, complete with lighting for added functionality.

Bedroom 1: Spacious and well-appointed, Bedroom 1 is a generous double room featuring a rear-aspect window that invites natural light. A radiator ensures comfort throughout the seasons, while built-in wardrobe and walk in wardrobe provide generous storage, combining practicality with a sleek, organised aesthetic.

Bedroom 2: is a spacious double room featuring a rear-aspect window that fills the space with natural light. A radiator provides consistent warmth, ensuring a comfortable and inviting atmosphere.

Bedroom 3: is a well-proportioned single room featuring a front-aspect window that allows natural light to brighten the space. A radiator ensures a cosy and comfortable atmosphere.

Bedroom 4: is a comfortable single room featuring a front-aspect window that welcomes natural light. A built-in cupboard provides convenient storage, while a radiator ensures warmth.

Bathroom: Features a sleek, modern white suite, including a WC, pedestal sink, and a bath with a convenient shower overhead. Fully tiled for a stylish and easy-to-maintain finish, this space blends practicality with contemporary elegance.

Garden and Parking

Garden: Step into the garden through elegant French doors from the sunroom, seamlessly blending indoor and outdoor living. The beautifully maintained lawn is complemented by two spacious patio areas, perfect for entertaining or unwinding in the fresh air. A greenhouse adds charm and practicality, ideal for gardening enthusiasts, while stunning countryside views create a picturesque backdrop. Completing the space, a garden shed offers convenient storage for tools and outdoor essentials.



Parking: The property includes a convenient garage, offering secure storage and parking. Additionally, the driveway provides space for one vehicle, ensuring practicality and ease of access.

Material Information

- Freehold Property CC 2003
- Council Tax Band -E
- EPC- To be obtained
- Mains drainage, water, gas and electric
- Immersion Boiler
- Solar Panels
- Flood Zone 1 - Land within flood zone 1 has a low probability of flooding from rivers and the sea
- Broadband- Ultrafast 1000 mpbs
- One bedroom with first fix plumbing for an en suite
- Loft, Boarded with ladder and lighting



Approximate total area⁽¹⁾
 118.9 m²
 1280 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 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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