



**FOR SALE**

Palmer Street, South Petherton, TA13 5DD

£439,950



**ORCHARDS**  
ESTATES



Semi detached Hamstone cottage with four bedrooms, parking and set on a quiet road within a short walk to the centre of South Petherton and its plentiful amenities. The property was originally two cottages and believed to date back to the 1850s. The current owner has upgraded many aspects of the property over the last few years and there is still room for you to personalise to your own taste. Entrance area to the front, ideal for dogs, kids, wet clothes etc leads to the inner door which provides access to the spacious lounge diner behind a screened wall with lots of natural light from the southerly windows to the front and all set over a flagstone floor. To the rear is a full length kitchen area and to the side a conservatory/sun room. On the first floor are three bedrooms, two large doubles and smaller double and the recently upgraded family bathroom. On the top floor is another large room with side aspect window and recently installed en suite providing lots of space for a dressing area, storage, double bed and home office with a nice outlook over the garden. To the rear are several storage sheds including an external dunny (ideal for the keen gardener or kids playing outside) and rear access to the garden which runs to the side of the property and is elevated above the street with newly planted hedging.



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## 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, restaurant, 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.

## Ground Floor

Porch - Double glazed door to side, front aspect double glazed window and door into hall area. Hallway - Flagstone flooring and leading to lounge/diner. Living/Dining Room - Three front aspect double glazed windows with shutters, two window seats, flagstone flooring and two radiators. Kitchen – Rear aspect with door to courtyard and two access doors to sitting room. A door leads from the kitchen to the staircase. Sun Room - Front and side aspect double glazed windows, laid to carpet and double glazed French doors to the garden.

## First Floor

First Floor - Laid to recently fitted solid oak flooring and stairs to attic room. Bathroom - Rear aspect double glazed window, freestanding bath with mixer taps, wash hand basin with vanity unit, WC with concealed cistern, tiled flooring, partially tiled walls, shaver socket, chrome heated towel rail and radiator. Bedroom

2 - Front aspect double glazed window with window seat and shutters, decorative fireplace, recently fitted solid oak flooring and radiator. Bedroom 3 - Front aspect double glazed window with window seat and shutters, decorative fireplace, recently fitted solid oak flooring and radiator. Bedroom 4 - Rear aspect single bedroom, currently used as dressing room

## Second Floor

Landing - Front aspect Velux type double glazed window, original wooden floorboards, large storage cupboard and radiator. Master Bedroom - Garden aspect Velux type double glazed window, original wooden floorboards, large storage cupboard and radiator. Ensuite - Rear aspect double glazed Velux type window, shower cubicle, wash hand basin with vanity unit, WC, tiled flooring, partially tiled walls, extractor fan, chrome heated towel rail and radiator.

## Outbuildings, garden and parkin

Outside toilet with window to side, wash hand basin and WC. Storerooms with power and lighting. Initial courtyard area enclosed by high wall with steps leading to the garden. The garden is elevated from the road and very private. Laid mainly to lawn with planted borders and a shed and is enclosed by wire fencing/recently planted hedging plants and a wall. A gate leads to the front of the property where you will find the off road parking space.

## Material Information

\* Property dates from the 1850s \* Freehold Property \* Council Tax - C \* EPC - D \* Services - Mains Electric, Mains Gas, Mains Drainage and Water \* Heating - combi boiler \* Parking for one vehicle \* Flood Zone 1- Land within flood zone 1 has a low probability of





flooding from rivers and the sea \* Broadband - Ofcom- Ultrafast available- 1000mbps.

### Planning Permission

Planning permission was granted 28th January 2019 for a single storey side extension and the addition of 2 further parking spaces, unfortunately, due to delays caused by Covid the permission expired in 2022.

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

Floor 1

Floor 2

Floor 3

**Approximate total area<sup>(1)</sup>**

132.6 m<sup>2</sup>  
1428 ft<sup>2</sup>

**Reduced headroom**

3.3 m<sup>2</sup>  
35 ft<sup>2</sup>

(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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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.