



FOR SALE

Compton Road, South Petherton, TA13 5EN

£315,000



ORCHARDS
ESTATES

Orchards Estates are delighted to bring to the market this charming end of terrace, two-bedroom cottage which has been immaculately renovated to an extremely high standard.

There is a modern fitted kitchen, sitting room, garden room and downstairs loo to the ground floor.

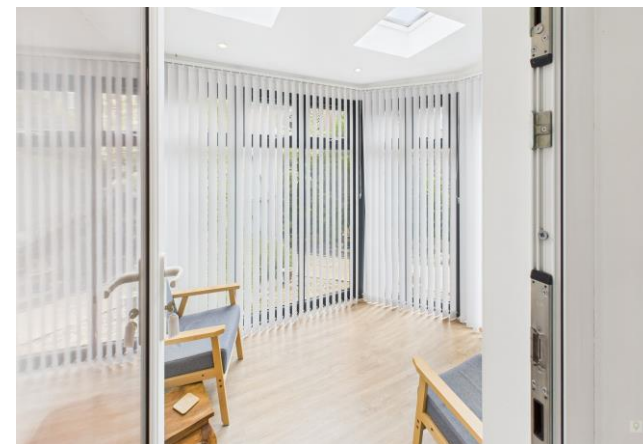
There is access from both the sitting room and sunroom to a low maintenance walled garden providing absolute privacy for al fresco dining or to enjoy the sunshine.

On the first floor is a generously proportioned double bedroom with plenty of storage and a family bathroom with shower.

On the second floor is a double bedroom with eaves storage and a velux window with village views.

This absolute gem is a must-see house mere minutes walking distance from the centre of popular South Petherton.

£315,000



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, inn, restaurant, dog groomer, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages.

There is also a regular, direct coach service from South Petherton to London.

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

Discreetly positioned, on the corner of Palmer Streer at the beginning of Compton Road, is a gate providing access to the house and garden

Ground Floor

The current owners currently use the rear entrance, via the side gate, rather than the door from Compton Road.

The rear door opens to the entrance hall leading to the kitchen, stairs, garden room and downstairs cloakroom.

There is also a useful laundry / washing machine cupboard.

The fitted kitchen has a hide and slide pyrolytic (self-cleaning) oven, a microwave, induction hob, a Neff dishwasher and a waste disposal unit in the sink. It also enjoys a breakfast bar and, leads into the sitting room.

Both the sitting room and garden room provide garden access with glazed doors.

First Floor

On the landing is a rain sensitive, electric velux

window.

Front aspect, generous double bedroom with plenty of storage. Rear aspect shower room. Door leading to the second floor.

Second Floor

Light and airy double bedroom with cleverly planned eaves storage and a velux window providing a village view

Garden

There is a walled garden with shrubs and plants positioned in between the sitting room and the garden room.

This is a private haven for al fresco dining or basking in the sun.

There is also an outside light for later garden use. A further garden space is found immediately outside the front door with a seating area ideal for capturing a little shade on particularly hot days.

Viewers should be aware that whilst rarely exercised, the subsequent two cottages on the terrace have access through the rear access path, past the rear door, for their own gardens.

Material Information

- Freehold Property
- Council Tax Band: B
- EPC Rating: C
- Mains drainage, water, gas, and electric
- Combi Boiler - We are reliably informed by the vendor that this is serviced annually
- Gas Meter - Located behind TV in Lounge
- Electric Meter - Located above front door
- On road parking in the Compton Road area
- Double Glazing - 4 years old
- Garden Shed/Bin Store - included in sale
- Broadband: OFCOM: Ultrafast 1000Mbps available





Approximate total area^m

71.9 m²
773 ft²

Reduced headroom

2.6 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Floor 2



Floor 3



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



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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.