



FOR SALE

North Street, South Petherton, TA13 5DA

£650,000



ORCHARDS
ESTATES

Welcome to this outstanding two-story residence, thoughtfully designed with a modern floorplan.

This home boasts a large kitchen/living space, with utility, a down stairs wc, and living room.

On the first floor there are four spacious bedrooms, one with en suite and modern family bathroom.

This property is complemented by a large wrap around garden, and a double garage with a generously sized driveway with parking for multiple vehicles.

£650,000



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

As you enter the expansive driveway through the wooden five-bar gate, laid with golden chippings, you will find the double garage on your left. The side of the house faces you, with the front door conveniently located on the left-hand side.

Ground Floor Living

Upon entering through the front door, you are greeted by a spacious hallway with the staircase to the first floor on your left.

To your right, a door leads into the expansive **kitchen/living area**, featuring both front and rear aspect windows and French doors that open onto an outdoor terrace.

This area includes a corner log burner in the living area, and in the kitchen area is a range of shaker-style wall and floor units with a wooden worktop, and a stylish Belfast sink.

The kitchen also boasts a breakfast bar/kitchen island, a large gas cooker with an extractor fan, an integrated dishwasher, and space for a large fridge freezer.

To the left of the hallway, you will find the cosy **living room**, complete with a feature fireplace and log burner, and a front aspect window.

At the rear of the hallway, there is a convenient downstairs **WC** and a **utility room** with a door leading to the rear garden.

First Floor Living

Ascending to the first-floor living accommodation, you will discover four spacious bedrooms.

The large **master bedroom** features a front aspect window, an ensuite bathroom, and built-in double wardrobes.

Bedroom 2 is a double room with front and side aspect windows and a built-in wardrobe.

Bedroom 3, also a double room, has a side aspect window.

Bedroom 4, another double room, is located at the rear of the property with side and rear aspect windows.

The modern **family bathroom** is equipped with a full white suite, including a large separate shower cubicle, and benefits from rear and side aspect windows.

The loft hatch is located on the upstairs landing and has a pull-down ladder. The attic is half boarded out and has lighting.

Garden, Driveway and Garage

The expansive garden wraps around the property, adorned with mature trees and well-maintained borders.

It features a large terrace area, perfect for outdoor dining and socializing when the weather permits. Additionally, the garden includes a spacious summer house.

The property also boasts a double garage with an



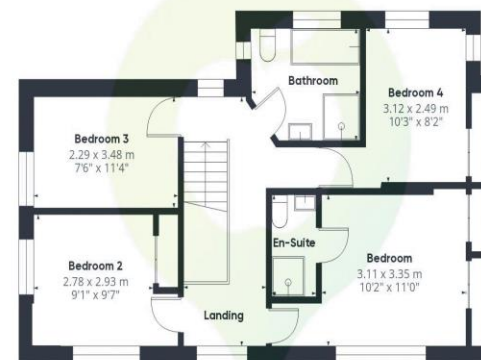
electric doors and a sweeping driveway, providing ample parking space for multiple cars.

Material Information

- Freehold Property, built c. 1951
- Council Tax Band:- E
- EPC:- D
- Mains Gas, Electric, Water and Drainage
- Combi Boiler – Installed 2019 and we are reliably informed that it is regularly serviced
- Log Burner in Kitchen/Living Area and Multi Fuel Burner in the Lounge - we are reliably informed that they were last swept in November 2024
- Broadband Speed
- Broadband: Ultrafast 1000Mbps available.
- Flood Zone 1 - Land within flood zone 1 has a low probability of flooding from rivers and the sea



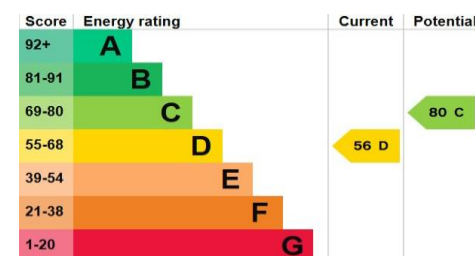
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

158.32 m²

1704.16 ft²

Reduced headroom

1.52 m²

16.37 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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