



**To Let**

Summer Shard, South Petherton, TA13 5DP

Monthly Rental Of £975



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If you're seeking a single-level, easily manageable property in the charming village of South Petherton, this home is ideal for you.

It is conveniently located near local amenities and offers easy access to the countryside.

Monthly Rental Of £975



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, wine bar 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

The bungalow is set back from the road by a front garden, laid mainly down to lawn, featuring a pathway leading to the front door, edged with mature shrubs.

Bungalow Living

The property features a storm porch at the front, providing shelter before entering through the UPVC front door into an entrance hall. The hall includes an airing cupboard and access to the loft via a hatch. To one side, there is a bathroom with a modern suite, including a spacious walk-in shower unit, wall-hung vanity wash hand basin, and WC. The room is tiled and has a chrome ladder-style towel radiator. The front aspect window looks out into the storm porch. Beyond the hall, you'll find a double bedroom with a rear aspect window overlooking the rear courtyard and a wall radiator. The living room has a front aspect window which overlooks the front of the property and a wall radiator. This room is large enough to accommodate a dining table for four

or more. The fitted kitchen has a range of both wall and floor units and an electric oven and a fridge freezer. The rear aspect window overlooks the rear courtyard garden.

Beyond the kitchen is the utility room, with a washing machine and tumble dryer. The side aspect window in the utility room overlooks the rear courtyard garden.

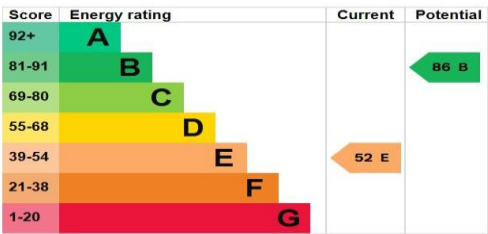
Rear Garden

At the rear, there is an easily maintained courtyard garden, fully enclosed with a rear gate.

Material Information

- EPC Rating: E (52)
- Council Tax Band: B Mains Gas, Water and Electric
- Combi Boiler - 10 years old, and we are reliably informed that it has been serviced regularly
- UPVC - approx. 8 years old
- Communal Parking, usually space outside the front door
- Rear Gate - leads onto a path which leads back on the the road, ideal for putting your bins out
- Ofcom - Ultrafast available 1000Mbps
- Flood Zone - Zone 1, low risk of flooring from river or sea

AGENTS NOTE



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





Orchards Estates 24/7 Estate and Letting agents - We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

### Directions

From South Petherton pub drive north on St James Street, taking the left hand bend onto Palmer Street. Take the 2nd left hand turn and keep right onto Summer Shard. Find this property through What Three Words App - [laptops.cyclones.today](https://laptops.cyclones.today) Google Maps - <https://maps.app.goo.gl/Y6teHG8eg2FHHTLx5>

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.



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