



FOR SALE

Quarry Piece Drive, South Petherton, TA13 5EL

£225,000



ORCHARDS
ESTATES

Modern end of terrace home with the added benefit of allocated parking and situated in the popular location of South Petherton.

The accommodation comprises spacious living room, modern-fitted kitchen and useful cloakroom. Upstairs are two double bedrooms and the family bathroom.

To the rear of the property is a private enclosed garden and to the front are two allocated parking spaces. Early viewing recommended.

£225,000



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, bank, post office, 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

This property features path leading directly to the front door. Directly in front, two allocated parking bays provide hassle-free access and added convenience for residents and guests alike.

Ground Floor

Entrance Hall: Step through the front door into a carpeted entrance hall. A staircase leads gracefully to the first floor, while additional internal doors provide easy access to the main living spaces, ensuring a smooth flow throughout the home.

Living Room: A generously proportioned living and dining space features plush carpeting throughout, offering both comfort and style. Double-glazed French doors open gracefully to the rear garden, inviting natural light and creating an effortless indoor-outdoor flow—perfect for entertaining or quiet moments. Additional features include a telephone point, TV point, radiator for year-round comfort, and a built-in storage cupboard for added practicality.

Kitchen: Enjoy cooking and entertaining in a stylish, front-aspect kitchen featuring a double-glazed window that fills the space with natural light. This thoughtfully designed kitchen includes a range of fitted wall and base units topped with practical work surfaces. Key amenities include a stainless steel

single-bowl sink, a gas hob with extractor fan, an electric oven, and a gas boiler. The sleek laminate flooring adds a modern finish and ensures easy maintenance.

WC: A thoughtfully appointed ground-floor WC featuring a pedestal wash hand basin with tasteful tiled splashbacks. Additional features include a modern WC, a wall-mounted radiator for comfort, and durable laminate flooring—combining style and functionality for everyday ease.

First Floor

Landing: Doors to: Bedroom One: This inviting principal bedroom features a front-aspect double-glazed window that fills the room with natural light. Soft carpeting adds a cosy and comfortable feel underfoot, while a wall-mounted radiator ensures warmth and comfort year-round—an ideal space for rest and relaxation.

Bedroom Two: Overlooking the rear of the property, Bedroom Two enjoys a tranquil aspect through a double-glazed window that invites natural light while ensuring privacy. The space is comfortably laid with soft carpet and includes a wall-mounted radiator, offering a cosy and functional environment ideal as a guest room or home office.

Bathroom: Designed for comfort and functionality, the bathroom features a side-aspect double-glazed window that introduces natural light while maintaining privacy. A stylish bath with an overhead shower offers flexibility for both quick rinses and relaxing soaks. Additional amenities include a pedestal wash hand basin, modern WC, sleek tiled walls, and a heated towel rail for added warmth and luxury.

Garden

Step outside into a charming, low-maintenance garden featuring an initial patio area—perfect for al fresco dining or morning coffee. Beyond the patio lies a well-kept lawn, complete with a practical garden shed for storage. The outdoor space is fully enclosed by fencing, offering privacy and security, and includes gated side access for added convenience.



Parking

Enjoy the convenience of two allocated parking spaces located directly at the front of the property, providing easy access and peace of mind for residents and visitors alike.

Material Information

Freehold Property built c. 2015

Council Tax Band: B

EPC Rating: C

Mains – Water, Drainage Electric and Gas

Gas Combi Boiler

Management fee for communal area - £292.57 per annum

Loft

Zone 1: Land within flood zone 1 has a very low probability of flooding from rivers and the sea.

OFCOM: Superfast Broadband Available -

Ultrafast 18000 Mbps

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



Floor 1



Floor 2



Approximate total area⁽¹⁾

50 m²

540 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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.