



FOR SALE

Pitway, South Petherton, TA13 5AW

£250,000



ORCHARDS
ESTATES

Step into this beautifully presented 3-bedroom terraced property, perfect for families or first-time buyers.

Upstairs you'll find two generous double bedrooms and a comfortable single room—ideal for guests, a nursery, or a home office. Downstairs boasts an excellent living space, featuring a large, welcoming living room and a spacious kitchen diner at the rear—perfect for entertaining.

A handy utility room and convenient downstairs cloakroom add to the practicality. Outside, the rear garden offers privacy and lovely views.

There's also exciting potential to add off-road parking at the front. Don't miss out on this fantastic opportunity—book your viewing today!

£250,000



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

Ideally positioned mid-terrace on Pitway, elevated above Silver Street, this charming home enjoys a peaceful setting with convenient access. A pathway meanders through a shingled front garden, leading to the main entrance via a double-glazed front door, offering both privacy and curb appeal

Ground Floor Living

Welcoming entrance with part-glazed front door, elegant, tiled flooring, and a front-facing window that fills the space with natural light.

Living Room: Warm and inviting with front-facing window, character fireplace with cast iron wood-burning stove, staircase to first floor, and radiator.

Kitchen: Well-appointed with rear-facing window, stylish wall and base units, ceramic sink, tiled splashbacks and flooring, space for

fridge/freezer and dishwasher. Features range-style cooker with five-ring gas hob and extractor, understairs storage, radiator, and part-glazed door to:

Utility Room: Fitted units, worktop, plumbing for washer and dryer, tiled floor, radiator, and door to rear garden.

Cloakroom: A convenient ground floor facility featuring a frosted rear-facing window, low-level WC, corner wash hand basin, and easy-to-maintain tiled flooring.

First Floor Living

Bedroom One: A generously sized double bedroom with a front-facing window offering plenty of natural light. Features include a built-in wardrobe, airing cupboard housing the wall-mounted gas-fired boiler, and a radiator for added comfort.

Bedroom Two: A bright and inviting double bedroom with a rear-facing window that frames pleasant views. Includes a built-in wardrobe for convenient storage and a radiator to ensure year-round comfort.

Bedroom Three: A cosy room with a front-facing window, stair bulkhead feature, and radiator. Ideal as a single bedroom, nursery, or home office.

Bathroom: A well-appointed family bathroom featuring a frosted rear window for privacy, low-level WC, pedestal wash hand basin, and an 'L'-shaped bath with electric shower over and glass screen. Finished with part-tiled walls, extractor fan, and radiator for added comfort and ventilation.



Rear Garden

To the immediate rear of the property lies a sheltered decked seating area, perfect for relaxing or entertaining. This opens onto a lawned garden with a paved patio and garden shed. A pedestrian gate at the end of the garden provides access to a shared pathway.

Material Information

- Freehold property built approx 1960-1970's
- EPC rating- C
- Council Tax Band- B
- Multifuel Burner- Chimney last swept 2024 Boiler housed in main bedroom
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband-Ultrafast 1800 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^m

80.1 m²
863 ft²

Balconies and terraces

8.4 m²
90 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.

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