



FOR SALE

Summer Shard, South Petherton, TA13 5DP

£325,000



ORCHARDS
ESTATES

Set in a highly sought-after village, this well-presented 3-bedroom semi-detached property offers generous living space and is ready for you to move straight in.

With a garage attached to the side, a large corner plot garden, offering potential for extension (subject to planning) and no onward chain, this home ticks all the boxes. Inside, the home offers a generous and well-designed layout, with multiple living areas that provide flexibility for modern family life.

Whether you're hosting guests, working from home, or simply relaxing, there's space for every need.

Don't miss this rare opportunity—book your viewing today!

£325,000



LOCATION

South Petherton is a small residential country town with a village atmosphere set in attractive surrounding countryside one mile from the A303.

It offers a wide range of shopping facilities, two schools, library, pub, restaurant, cafes, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages.

Yeovil is 10 miles away, Crewkerne 6 miles, Ilminster 6, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) 18 and the South coast at Lyme Regis 22 miles.

Approach

The property is approached via a paved driveway leading to the garage, with a pathway guiding you to the double-glazed front door. A neatly laid-to-lawn front garden adds curb appeal and a touch of greenery, creating a warm and inviting first impression.

Ground Floor Living

Hall: Welcomed by laminate flooring that flows seamlessly throughout, the hall features a useful under-stairs storage cupboard and stairs rising to the first floor.

Lounge/Dining Room: This generously proportioned open plan living and dining area is bathed in natural light, with a front aspect window and sliding patio doors at the rear leading into the sunroom.

The space features laminate flooring, a central radiator, and offers an ideal setting for both relaxing and entertaining.

Kitchen: Fitted with a range of wall and base units, this well-equipped kitchen includes an integrated oven, hob, and extractor fan, along with a stainless-steel sink positioned beneath a window overlooking the rear garden.

There is ample space for a washing machine,

dishwasher, and fridge freezer, making it both practical and functional for everyday living.

Sunroom: A delightful addition to the home, the sunroom features large, double-glazed windows that flood the space with natural light. Finished with laminate flooring, it offers a tranquil setting with direct access to a decked outdoor area, perfect for relaxing or entertaining in warmer months

First Floor Living

First Floor Landing: A bright and airy landing offering access to the loft and a convenient airing cupboard, providing additional storage and functionality. The space serves as a central hub connecting the upper-level rooms with ease.

Bedroom One: A good-sized double bedroom featuring a large window that fills the room with natural light. The space includes built-in cupboards and hanging storage, along with a radiator to ensure warmth and comfort year-round.

Bedroom Two: This well-proportioned room features a radiator and a large window overlooking a pleasant green space, creating a tranquil atmosphere. There is ample room to convert part of the space into a built-in wardrobe, offering great potential for added storage and personalization.

Bedroom Three: A single bedroom overlooking a peaceful green space, this room is ideal as a home office, nursery, or child's bedroom. It includes a radiator for comfort and offers a quiet retreat with flexible potential to suit your lifestyle needs.

Bathroom: Fitted with a white suite comprising a low-level WC, wash basin, and a shower cubicle with electric shower. A frosted glass window provides natural light while maintaining privacy, creating a bright and functional space.

Garden, Garage and Parking

The rear garden features a decked area, perfect for outdoor dining or relaxing, with a lawned section to the side adding a touch of greenery.

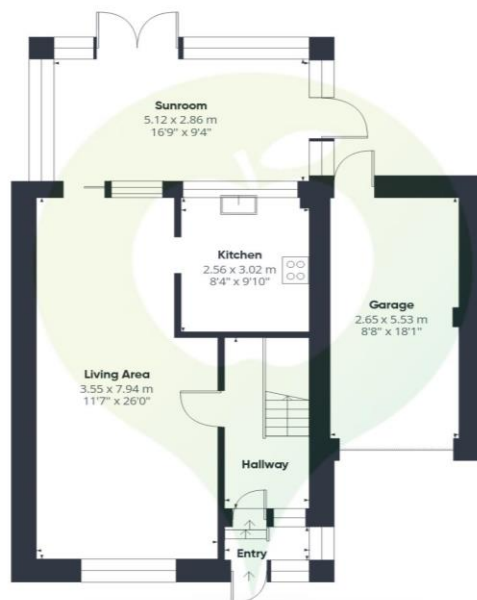
There is side access for convenience, and the garden can also be reached directly from the garage or the sunroom.

The garage offers secure storage or parking, complemented by a paved driveway providing additional off-road parking.



Material Information

- Freehold Property c. 1970's
- Council Tax Band - C
- EPC – C
- Mains - Electricity, Gas, Water and Drainage
- Boiler - Combi boiler located in the garage
- Loft access - No ladder, lighting and storage boards.
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband- Ultrafast 1800 mbps



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

105.8 m²

1138 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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