



27 and 27a St. James Street, South Petherton, TA13 5BS

Offers in Excess of £395,000



ORCHARDS
ESTATES

Nestled within the highly sought after market town of South Petherton, is this charming 'village' shop and character flat which the added benefit of offering both residential living, commercial premises and a rear courtyard garden.

The shop, covering the ground floor, operated most recently as a thriving florist but formerly as a gift shop and before that as an interior designer's studio. It has been stunningly presented with panelled walls and has stone flooring. Its central position within the village would support any number of businesses.

The beautifully presented and ready to move in residential accommodation - accessed via the rear courtyard - comprises sitting room, kitchen, double bedroom and bathroom.

There is also an attic room which could be utilised as a guest room with office area. With plentiful amenities and a friendly community on your doorstep, this lovely property is one not to be missed so an early viewing comes highly recommended. Subject to planning, the building could be converted back into an entire house or provide an income in its current form as two separate rental units.



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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, 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

A tall gate opens into the courtyard area which leads to the main entrance for the upstairs flat. The shop is accessed from St James Street via the large front door, opposite the pub.

Entrance Hall and Stairs

Wall light, exposed stone wall and stairs to the flat.

Landing

Laid to carpet, wall light, wooden beams, doors to bedroom, bathroom and living room and stairs up to attic rooms.

Living Room

Front aspect single glazed window with secondary glazing and wooden shutters, wooden beams, luxury vinyl flooring and wall lights.

Kitchen

Side aspect single glazed window with secondary glazing and window seat, internal window, range of base units with worktop over, two ring induction hob, alcove storage area above stairs with space for small fridge, wall light and luxury vinyl flooring.

Bedroom

Front aspect single glazed window with secondary glazing, wooden shutters and window seat, hanging space, luxury vinyl flooring and wall lights.

Bathroom

Freestanding roll top bath with mixer taps, wash hand basin, WC, half panelled walls, tiled wall to bath area, exposed stone wall, wooden beams and luxury vinyl flooring.

Attic Guest Room

Rear aspect single glazed window, eaves storage, wooden beams and laid to carpet.

Attic Office Area

Front aspect single glazed window with secondary glazing, eaves storage, wooden beams and laid to carpet.

Courtyard

Laid mainly to patio enclosed by wall and fencing. (The shop has access to the courtyard for bins)

Shop

Covering most of the ground floor, there is an entrance porch area leading into the front aspect main shop floor which, in turn, leads into a further side aspect room. These two rooms have stone flooring, panelling



features and a hamstone feature fireplace. To the rear of the main shop floor is a lockable door to the back passage and utility area as well as a rear room ideal for storage but with the added benefit of plumbing and a sink.

Material Information

- Freehold
- Grade II Property dating back to c.1800's Council Tax for flat - C
- Flat EPC - D Services - Mains Drainage, Electric, Gas and Water Boiler 6-7 years old
- Flood Zone 1- Land within flood zone 1 has a low probability of flooding from rivers and the sea
- Broadband - Ultrafast 1800mbps available

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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