



**FOR SALE**

West Street, South Petherton, TA13 5DJ

£350,000



**ORCHARDS**  
ESTATES

Nestled in the heart of the sought-after village of South Petherton, Stoneyseat is an attractive and generously proportioned semi-detached home that beautifully combines comfort, style, and modern practicality.

Approached via a sweeping driveway, the property immediately impresses, with a charming front garden that hints at the warmth and character found throughout.

Brimming with charm and offering superb everyday functionality, Stoneyseat presents a wonderful opportunity to secure a family home in a picturesque Somerset village.

Enjoy the tranquility of countryside living alongside the convenience of local amenities and a warm, welcoming community.

£350,000



## 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, 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 gently sloping driveway leads off the road to an enclosed porch and a converted garage, which also offers convenient side access to the rear garden. The front of the property features a neatly lawned garden enhanced by a central magnolia tree.

### Ground Floor Living

Step Inside

**Hallway** - The hallway features hard flooring, a decorative radiator and a generous storage cupboard behind the entrance door, along with under stairs storage, with access to the kitchen and living area and stairs rising to the first floor.

**Living Area** - A bright and flexible space with a large front and rear aspect windows, hard floors, an attractive feature fireplace with wooden surround and two decorative radiators. The room flows naturally into the dining area, creating an open-plan feel.

**Kitchen/Dining Room** - This spacious area has hard floors, rear-aspect windows and a door to the garden. The kitchen offers a double sink, eye-level oven, 5-ring gas hob with extractor, tiled walls and space for major appliances. A decorative wooden arch defines the kitchen and dining spaces. From the side of the kitchen, a door leads to a versatile storage area currently used as a pantry, with electric and plumbing

for a washing machine.

**Wet Room** - A practical wet room with WC, sink, wall shower, panelled walls and a heated chrome towel rail.

### First Floor Living

Come Upstairs

**Landing** - The carpeted landing provides access to all three bedrooms and the family bathroom, and includes useful built-in cupboard storage and access to the attic space.

**Family Bathroom** - A well-appointed bathroom featuring a WC, stylish countertop basin, and a bath with overhead shower. Hard flooring, partially tiled walls and panelling create a clean, modern look, complemented by a large heated towel rail.

**Bedroom 1** - A generous double bedroom with rear-aspect windows, hard flooring, and a fitted radiator.

**Bedroom 2** - Another spacious double with a front-aspect window, hard flooring, and radiator.

**Bedroom 3** - A charming single room featuring a built-in wooden bed frame with shelving, front-aspect windows, radiator, and hard flooring.

### Rear Garden and Storage

**Rear Garden** - Enclosed private garden, both grass and patio space with outdoor electric socket and tap.

**Storage** - A useful space just off the driveway for additional storage with the benefit of electric.

### Material information

Freehold property

EPC Rating - B

Council tax Band - D

Services - Mains drainage, water, gas and electric

Heating - Wall radiators

Rear Garden Access - Side gate

Parking - Driveway

Flood Zone 1 - Low probability of flooding from the sea or rivers

Broadband - Ofcom - Ultrafast 1000 MBPS





Floor 1 Building 1



Floor 2 Building 1



**Approximate total area<sup>(1)</sup>**

111.28 m<sup>2</sup>

1197.8 ft<sup>2</sup>

**Reduced headroom**

1.44 m<sup>2</sup>

15.53 ft<sup>2</sup>



Floor 1 Building 2

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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