



**FOR SALE**

Sunnymount, 7 Lightgate Road, South Petherton, TA13 5AJ  
£350,000



**\*\* NO CHAIN \*\*** - Beautifully positioned in an elevated position in the heart of South Petherton, this charming three-bedroom semi-detached character cottage offers an inviting blend of comfort and convenience.

The property features generous ground-floor open plan living space, three well-proportioned first-floor bedrooms, and a spacious, private rear garden, perfect for family life and outdoor enjoyment.

£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, 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.

## Ground Floor Living

**Porch** - Side entrance door with windows to both the front and side, providing a bright and welcoming approach.

**Entrance Hallway** - Features stairs rising to the first floor, an under-stairs storage cupboard, and a radiator. Doors lead to:

**Lounge** - A spacious, open-plan living area with a front-aspect double-glazed window, attractive wood flooring, and an open feature fireplace creating a cosy focal point. An open archway flows seamlessly into the:

**Kitchen/Diner** - A light and sociable open-plan space with wood flooring and patio doors opening onto the rear garden. The kitchen benefits from a side-aspect double-glazed window, a range of wall and base units with worktops over, a single-bowl sink unit, electric oven, and gas boiler.

**Utility Room** - Offers plumbing for a washing machine and direct access to the rear garden.

**Family Bathroom** - Featuring a rear-aspect window and a modern suite comprising a bath

with mixer taps and shower over, vanity wash hand basin, WC, extractor fan, and heated towel rail.

## First Floor Living

**Landing** - Bright landing area featuring a side-aspect double-glazed window, with doors leading to:

**Bedroom 1** - A generous double bedroom with two front-aspect double-glazed windows offering plenty of natural light. Includes built-in wardrobes and a radiator.

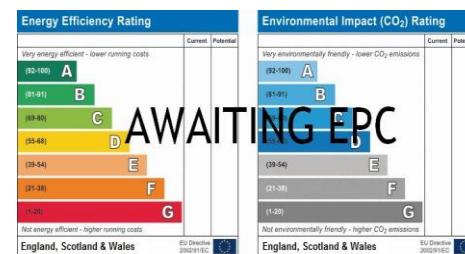
**Bedroom 2** - A comfortable smaller double bedroom with a rear-aspect window and radiator.

**Bedroom 3** - A well-proportioned large single bedroom, also benefiting from a rear-aspect window and radiator.

## Gardens

**Front Garden** - Set in an elevated position above the roadside, the front garden is approached via a short flight of steps and screened by a mature hedge, offering both privacy and charm. Well-established borders frame the space, with a concrete pathway leading to the front door. The garden is predominantly laid to lawn and fully enclosed, with a side gate providing access to the rear of the property.

**Rear Garden** - The enclosed rear garden is accessed via the side of the house and features steps rising to a generous lawned area. Mature trees add character and a sense of seclusion, and the space also includes a useful garden shed.



## Material Information

- Freehold
- Dating back to the 1930's
- EPC - Awaiting
- Council Tax Band - D
- Services - Mains water, gas, electric and drainage
- Fireplace - Located in lounge, open and last swept October 2025
- Worcester Combi Boiler - Located in Kitchen cupboard - last serviced March 2025
- Loft - Fully boarded out and half plaster boarded. Ladder and lighting integrated. Large usable space
- Solar Panels - The property is fitted with 6 solar panels on the roof which generates £2000 per annum. These will be signed over to the new owner
- Solar Heating System - At rear of house which reduces the gas bill
- Parking - On road in local area
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband - Openreach available - 1600mbps



01460 477977 or 01935 277977



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



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