



15 Palmer Street
South Petherton, TA13 5DD

George James PROPERTIES
EST. 2014

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Guide Price - £220,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

15 Palmer Street is a charming hamstone character cottage situated within close proximity to amenities. The accommodation is arranged over two floors comprising sitting room, dining room and kitchen on the ground floor with a bedroom and bathroom upstairs. There is access to a useful attic room from the first floor landing which is currently utilised as an additional bedroom (no staircase). Outside, the property offers a raised South East facing rear garden. The property is offered with no onward chain.

Amenities

South Petherton is a historic hamstone village which was granted a Market Charter by King John in 1213. Set in idyllic surrounding countryside, the village now welcomes the revived annual Folk Festival as well as other local events throughout the year offering a variety of music, arts and culture. The village is well served by a wide range of independent shops including butchers, bakery, green grocer, chemist, supermarket, delicatessen, hair dressers and Post Office. Further facilities include junior and infant schools, doctors and veterinary practices, churches, public house and the David Hall arts centre. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the East. The mainline railway stations are located in Crewkerne, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 25.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators with recently replaced boiler. Council tax band B.

Sitting Room 12' 0" x 9' 11" (3.65m x 3.02m)

With window to front, open fireplace, flagstone flooring, part glazed door to dining room and radiator.

Dining Room 10' 0" x 8' 8" (3.05m x 2.65m)

With internal window and part glazed door to kitchen, stairs to first floor, wooden flooring and radiator.



Kitchen 9' 11" x 8' 2" (3.02m x 2.49m)

With windows to rear and part glazed door to rear garden, range of wall and base units with inset stainless steel sink/drain unit and mixer tap, built in four ring electric hob with oven under and concealed extractor canopy over, space for washing machine and fridge, walk in larder with shelving and space for freezer.

First Floor Landing

With built in storage cupboard housing wall mounted gas fired boiler and loft hatch providing access to attic room with pull down metal ladder.

Bedroom One 12' 0" x 10' 0" (3.66m x 3.05m)

With window to front and radiator.

Bathroom

With frosted window to rear, panelled bath with mains shower over and glass screen, low level WC, pedestal wash hand basin, part tiled walls and chrome heated towel rail.

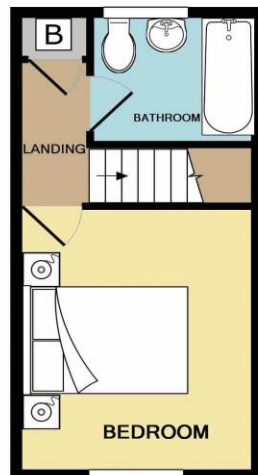
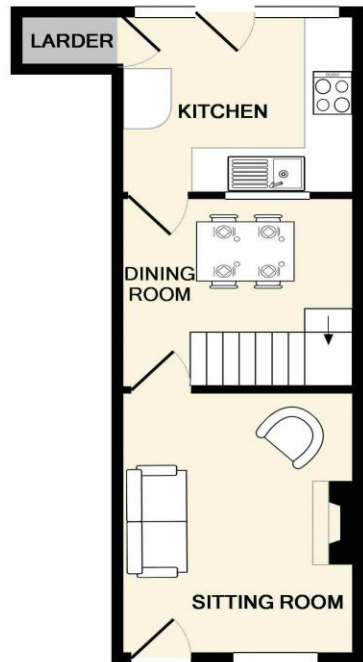
Attic Room 10' 2" x 9' 2" max (3.10m x 2.79m max)

With window to front, eaves storage and radiator.

Outside

To the immediate rear of the property there is a small courtyard with steps leading up to the garden. The garden is mostly laid to lawn with flower and shrub borders and a gravelled seating area.





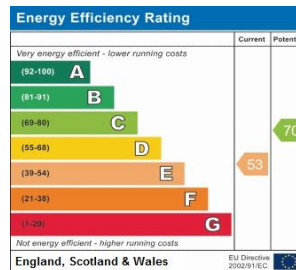
2ND FLOOR
APPROX. FLOOR
AREA 156 SQ.FT.
(14.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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