



## Compton Road, South Petherton

A beautifully presented detached three bedroom bungalow with level access at the rear and attractive gardens in one of our most sought-after villages.

Guide Price  
**£400,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858



## Compton Road, South Petherton, TA13 5EN

- Detached bungalow in sought-after village
  - Level driveway access from the rear
    - Attractive gardens
  - Gas central heating and double glazing
- Lovely fitted kitchen and adjoining utility room
- Light triple-aspect living room with dining area
  - Three bedrooms
- Modern bathroom with separate shower cubicle
  - Within easy reach of village facilities
  - Single garage to rear

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790







### The Property

You enter the property through the UPVC double glazed front door into an entrance hall which includes both a coat cupboard and further linen cupboard with slatted shelving. To one side is a bright triple aspect living room overlooking the lovely front and rear gardens, including patio doors at the rear allowing access to the garden from the dining area. A central fireplace houses a real flame effect gas fire, creating a nice focal point although the property also has gas central heating. From the dining area a further opening leads through to the lovely fitted kitchen which also has a nice outlook over the rear garden. It is fitted with a range of modern country-style sage grey units comprising floor and wall mounted storage cupboards and drawers with work surfaces over incorporating one and a half bowl single drainer composite sink unit with mixer tap, finished with attractive polished stone mosaic style splashbacks. There is space and point for a gas or electric cooker. There is a useful adjoining utility room with further storage units and space for both a washing machine and upright fridge freezer. There is also a wall mounted gas boiler for central

heating and an additional door opens out onto the rear garden.

There are three bedrooms including two doubles and a single bedroom at the rear which would equally make a lovely study or hobby room. The modern bathroom has been well-designed to include both a separate shower cubicle and bath, vanity wash hand basin and WC.

### Outside

To the front, the property is slightly elevated from the road giving a surprising amount of privacy. Steps lead up through a gate to a level, well laid out front garden. There are solid timber gates to both sides of the property giving side and rear access to the garden behind. At the rear, there's a patio and outside tap immediately adjoining the property connecting with a pathway leading through the attractively designed level garden. These include lawn, herbaceous borders and ornamental trees and shrubs. There is a further area of hardstanding near the utility room door with timber garden shed. The path leads you through to the garage at the

rear which is accessed via a shared driveway over which this property has a right of way, behind the adjacent properties. The garage has an up and over door to the front.

### Situation

The centre of South Petherton is a picture postcard village with excellent village amenities including OFSTED "Outstanding" Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant (Holm) and the local pub (The Brewers Arms) is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Railway Carriage Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the outskirts of South Petherton also has a wonderful café / restaurant and other facilities. The market town of Crewkerne houses the local Waitrose store and a railway connection to London Waterloo. From

the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

### Services

Mains electricity, gas, water and drainage are connected. Ultrafast broadband is available. Whilst mobile signal is available outdoors from all four major providers, indoors is limited to O2 for voice and data, and Vodafone for voice only. (Information from <https://www.ofcom.org.uk>)

### Council Tax

Somerset Council - Council Tax Band D

### Tenure

Freehold

## South Petherton

Approximate Area = 904 sq ft / 83.9 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1041 sq ft / 96.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1081624



### Directions

From the village centre, continue through the village heading north through St James Street and into Palmer Street. Continue around the sharp right hand bend into Compton Road and the property can be found set back behind the stone wall on the right hand side. For viewings, there is ample parking alongside the pavement, with a numbered gateway leading up to the front of the property.

ILM/KJS/06/02/2024

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