



## St. Michaels Gardens, South Petherton

Nestled in a desirable village cul-de-sac, this spacious detached bungalow boasts a south-westerly facing rear garden, driveway parking and garage. Presented in good order and with a practical layout, it is available for sale with no onward chain.

Guide Price

**£400,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## St. Michaels Gardens, South Petherton, TA13 5BD

- Beautiful detached bungalow in sought-after village cul de sac
- Within quarter of a mile of the pretty village centre facilities
  - Offered for sale with no onward chain
- Three double bedrooms including master with en suite
  - Family Bathroom with shower over bath
  - Modern fitted kitchen / breakfast room
- Living room with dining area, opening onto garden
  - Spacious hallway with good storage
  - Gas central heating, double glazing
  - South-westerly facing rear garden

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

If you're looking for a home with less maintenance that still feels spacious, this attractive detached bungalow could be the perfect home for you. Designed with single-level accommodation and a level plot both front and rear, it's a practical move for those planning ahead.

Upon entering, the spacious hallway impresses with sleek oak-effect LVT flooring and abundant storage options. There's a practical cupboard for coats, another for household essentials, and an airing cupboard for linens. The master bedroom at the front of the house includes an en suite shower room, providing privacy and convenience. The family bathroom features crisp white tiling and a modern white suite, including a bath with an overhead shower and a ladder-style dual fuel towel radiator.

There are two additional double bedrooms. The third bedroom is currently used as an extra reception room, its oak-effect LVT flooring flowing from the hall, making it an ideal space for a dining room or hobby area. The light and

airy kitchen/breakfast room overlooks the rear garden and opens to a side path, perfect for putting out the recycling. The kitchen is attractively fitted with a range of modern units, including floor and wall-mounted storage cupboards and drawers, as well as frosted glass cabinets. The work surfaces incorporate an integrated gas hob and electric oven, space for a washing machine and fridge freezer, and an inset stainless steel sink.

The sitting room takes full advantage of the sunny aspect at the rear, featuring both a window and patio doors that open onto the rear garden. A stone fireplace currently houses a freestanding electric fire but could potentially be opened up to accommodate a wood burner or similar, should the new owner desire.

### Outside

Nestled within a good-sized plot in a small cul-de-sac in a sought-after residential area, this bungalow is set back from its neighbours with a front garden and driveway that provide ample parking, leading to an adjoining single

garage with up and over door, power and light. It also houses the wall mounted gas boiler (installed August 2023). With a south-westerly facing rear garden providing a sunny and private outdoor space, this bungalow is an excellent choice for a range of buyers. The rear garden includes a patio area and lawn edged with borders, providing a lovely space for outdoor relaxation. Green-fingered buyers will appreciate the greenhouse for cultivating plants, and there is also a garden shed for additional storage. Side access to the garden is via a pathway leading past the side kitchen door to the front gate, opening onto the driveway.

With a south-westerly facing orientation, the rear garden enjoys ample sunlight throughout the day, making it an inviting retreat for enjoying the outdoors. Whether you're looking for a family size home or a place to enjoy your latter years, this property offers comfort and convenience in one of our most sought-after villages.

### 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 a 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. From the Esso station on the edge of the village is the regular Berry’s Superfast bus service to London Hammersmith.

### Services

Mains gas, electricity, water and drainage are connected. The boiler is located in the garage, and was installed in August 2023.

Ultrafast broadband is available. Although mobile signal indoor could be limited with most providers, a voice signal is likely from O2. Outdoors you are likely to receive a signal from all four major providers.

### Tenure

Freehold

### Council Tax

Somerset Council - Band E

### Property Information

There are various planning applications within the village which can be viewed publicly on the Somerset Council Planning Portal. However, the vendor is not aware of any close-by that are likely to impact the property in any way.

As is common, the property title register indicates that there may (or may not be) restrictive covenants relating to this title, and the office is happy to supply a copy of the title on request if a prospective buyer would like to check this with their solicitor prior to making a viewing.

ILM/JH/16/07/2024



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## St. Michaels Gardens, South Petherton

Approximate Area = 1033 sq ft / 96 sq m

Garage = 151 sq ft / 14 sq m

Total = 1184 sq ft / 110 sq m

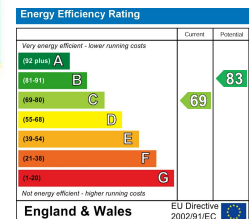
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Symonds & Sampson. REF: 1158981



### Directions

Proceed into South Petherton along Hayes End and continue over the mini roundabouts, onto Lightgate Road. Turn right into St Michaels Gardens and then take the second right hand turning into the cul de sac, where the property can be found on the right hand side as indicated by our for sale board.

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