



8, Compton Road



# 8, Compton Road

, South Petherton, Somerset TA13 5EN

A303 1/2 a mile. Crewkerne 6 miles. Yeovil 10 miles. Taunton

A Pretty Hamstone Terraced Cottage with 2 double bedrooms that has been refurbished throughout and is within walking distance of the delightful Village of South Petherton. EPC Band D.

- Within walking distance of the Village
- Cottage style Kitchen with stable door
- Rear Courtyard
- Gas Central Heating
- Council Tax Band B
- Sitting Room with Woodburning Stove
- 2 Double Bedrooms & Bathroom
- Character Features throughout
- Recently installed Bespoke Double Glazed Windows
- Freehold

Guide Price £230,000

## SITUATION

8 Compton Road is situated within walking distance of the centre of the thriving and picturesque Village of South Petherton. The Village is highly sought after and has many independent shops, excellent day to day amenities, Primary School and the acclaimed 'Holm' Restaurant as well as the Brewers Arms make this village such a superb location with everything on the doorstep. The A303 is within a mile linking the village to nearby Yeovil and is within an easy drive of Taunton M5 with mainline railway stations at Castle Cary 30 mins (London Paddington) and Crewkerne (London Waterloo) 15 mins. The property has countryside walks nearby and has the benefit of on road parking opposite the property.

## DESCRIPTION

This pretty cottage is built of local Hamstone under a tile roof and has undergone a programme of refurbishment since the current owners moved in including: a new gas fired boiler and heating system, new bespoke wooden double glazed windows and stable door and a new country style kitchen. There are character features throughout including flagstone and wooden flooring, beams, some original doors and exposed Hamstone walls and a woodburning stove. The property has a lovely cosy feel throughout.



## ACCOMMODATION

Step up to the wooden front door opening into the Sitting Room with part flagstone and wooden flooring with original Hamstone fireplace, woodburning stove and stone hearth. This is a lovely room with a high ceiling, window seat and wooden window shutters, there are exposed beams and a picture rail. A door leads to the stairs rising to the first floor. As you walk through to the kitchen there is a useful storage area under the stairs with space for the fridge. The kitchen is beautifully fitted with a country cottage style kitchen with pale blue wall and floor units, Belfast sink, exposed stone wall & beams, shelving and space for a freestanding double oven. There is room for a table and chairs and access to outside through a stable door.

The stairs rise to the first floor with shelves above and divide giving access to Bedroom 2 is a lovely double room at the rear of the property with view over the neighbouring gardens, an exposed beam and deep window cill. Up a few more steps to Bedroom 1 is another lovely double room with an exposed A frame, deep window cill and wooden window shutters. The bathroom has a modern suite with bath with tiled surrounds and shower mixer taps, WC, vanity unit with storage beneath and wash hand bowl above, there is a newly fitted velux window and exposed A frame.

## OUTSIDE

There is a private enclosed courtyard with decking area and room to sit out under the pergola which is covered with honeysuckle. There is a useful shed with space for the washing machine and freezer. Please note there is a right of way for the neighbour at no 10 to come through the gate and across your courtyard for access with the bins. However, this has not been used in the 4 years since the current owners moved in.

## VIEWINGS

Strictly by appointment through the Vendors selling agents, Stags Yeovil office. Telephone 01935 475000.

## SERVICES

All mains services are connected. Gas central heating throughout.  
Broadband : ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps (ofcom)  
Mobile : O2 and Vodafone (ofcom)

## DIRECTIONS

From South Petherton roundabout proceed into the village centre passing the Brewers Arms and continue leaving the village behind. As you take the right hand turn out of the village the property will be found on the right hand side identified by our For Sale Board.

## FLOOD RISK STATUS

Medium risk of surface water (environmental agency)

## RESIDENTIAL LETTINGS POTENTIAL

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

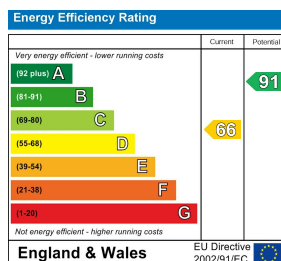


Approximate Area = 576 sq ft / 53.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
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