



**DERBYSHIRE'S**  
— *Village and Country* —

17 West End Close, South Petherton, Somerset,  
TA13 5HX

A 2 double bedroom end of terrace house in a peaceful location towards the edge of South Petherton. The property comprises: Entrance hall, kitchen/dining room, sitting room, 2 double bedrooms, bathroom, front and rear gardens and off road parking for 2 vehicles.

Lying just off the A303 near Iminster, the pretty village of South Petherton is a picture-postcard location. Its streets lined with attractive Ham stone properties and the occasional thatched cottage, the community is home to a welcoming pub, an exciting new restaurant, bustling local shops and thriving schools. And towering above this typical English village scene is the elegant octagonal church tower of St Peter & St Paul. Within easy reach of some of the county's hotspots, such as Barrington, Montacute and East Lambrook Manor, this popular parish is also on the 50-mile River Parrett Trail.



- END OF TERRACE HOUSE IN A QUIET LOCATION
  - 2 DOUBLE BEDROOMS
  - POTENTIAL TO EXTEND
- L-SHAPED KITCHEN/DINING ROOM
  - SITTING ROOM
  - BATHROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR 2 VEHICLES
  - MAINS GAS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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**Guide Price £250,000**

## **TO THE FRONT**

To the front of the property is private off road parking for 4 vehicles. A pretty front garden, mainly laid to lawn with flower borders, and a paved path lead to the entrance porch. There is also gated side access to the rear garden.

## **ENTRANCE PORCH**

Door to the front, window to the side, cupboard currently housing the tumble dryer.

## **ENTRANCE HALL**

Stairs to the 1st floor landing, under stairs cupboard, telephone point.

## **KITCHEN/DINING ROOM**

*17'0" x 9'2" going into 19'4" x 7'6" (5.2m x 2.8m going into 5.9m x 2.3m)*

2 windows to the front, 2 to the side and double doors out to the rear garden. A selection of wall and base storage units, stainless steel sink with drainer and mixer tap, space for a cooker, space for a fridge/freezer, space and plumbing for a washing machine, hatch to some loft storage, 2 x radiators.

## **SITTING ROOM**

*14'9" x 9'10" (4.5m x 3m)*

Window and door to the rear, TV point, 1 x radiator.

## **1ST FLOOR LANDING**

### **BEDROOM 1**

*11'5" 9'2" (3.5m x 2.8m)*

Window to the front, airing cupboard with combination boiler (mains gas), hatch to loft, 1 x radiator.

### **BEDROOM 2**

*10'5" x 8'6" (3.2m x 2.6m)*

Window to the rear, 1 x radiator.

## **BATHROOM**

*7'2" x 5'10" (2.2m x 1.8m)*

Window to the rear, walk in shower, WC, pedestal basin, hatch to the loft space, heated towel rail.

## **GARDEN**

The rear garden is mainly laid to lawn, paved patio and a pathway leading to the front, timber shed to rear.

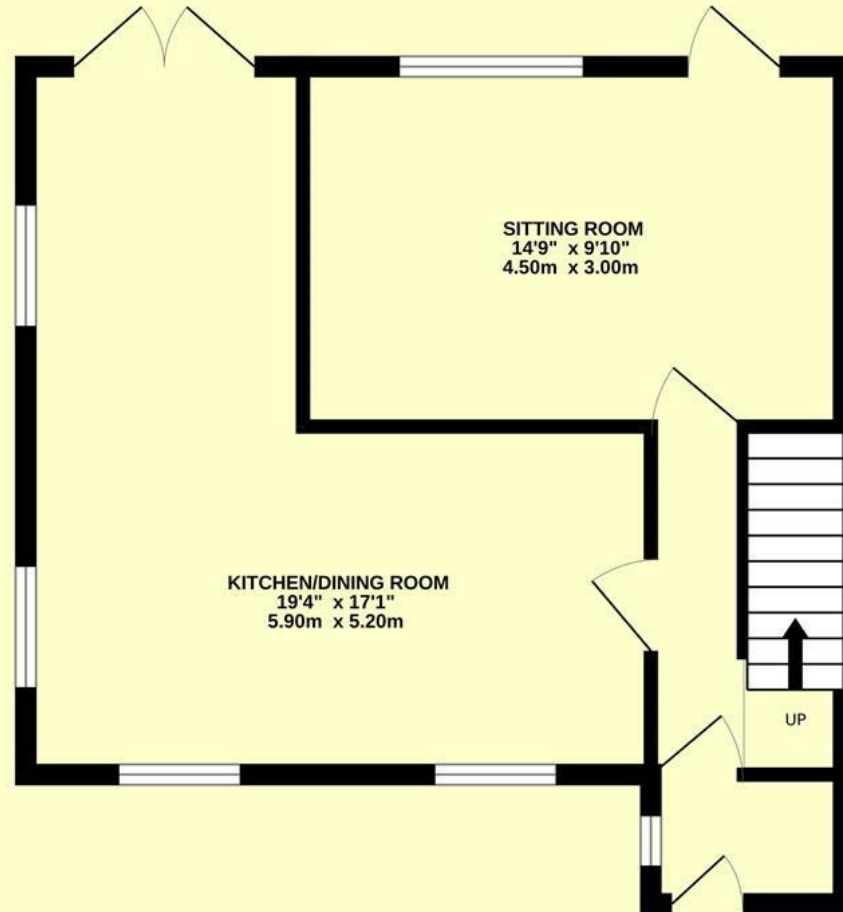
## **LOCAL AUTHORITY**

South Somerset District Council - Band B.

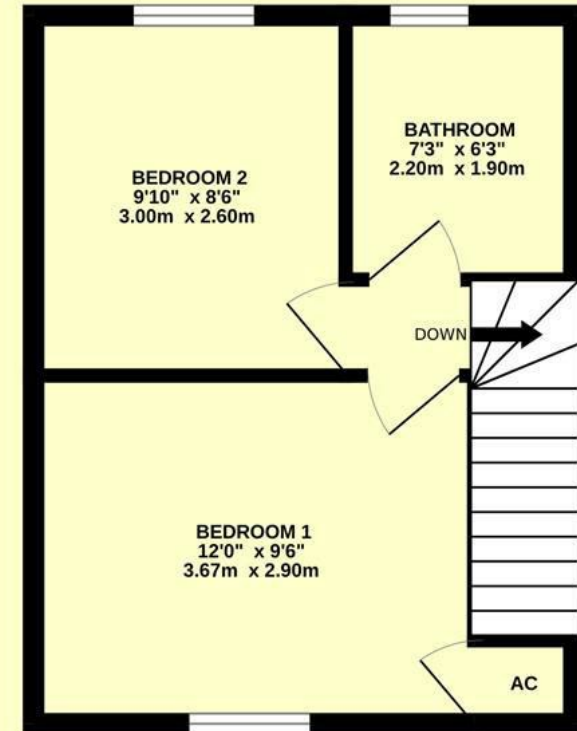
## **SERVICES**

Mains gas, electricity, water and drainage are connected to the property.

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Directions -**  
From the town centre head out past the Post Office onto Palmer Street. Continue round the bend onto Compton Rd. Take the next left onto West End View and then the second right onto West End Close. The property can be found on the right at the end. What 3 Words -  
///safari.taxpayers.science





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