



Connells

St. James Street
SOUTH PETHERTON



Property Description

This charming and characterful home is arranged over three floors and offers flexible accommodation throughout. The ground floor features a welcoming sitting room with a log burner, leading through to a well-equipped kitchen with a central island and direct access to the courtyard. To the rear, a useful utility room connects to a versatile reception room currently used as a cinema room, with access out to the garden.

Upstairs, the first floor provides a well-proportioned double bedroom and a family bathroom, while the second floor is dedicated to the principal bedroom, benefiting from eaves storage and additional loft access. The layout offers a great balance of character features and practical living space, making it suitable for a variety of buyers.

Externally, the enclosed rear garden is attractively arranged with a mix of courtyard, lawn, decking and patio areas, ideal for outdoor enjoyment. The property is situated in the highly sought-after village of South Petherton, known for its attractive Hamstone buildings, strong sense of community, and excellent local amenities including independent shops, cafes, and well-regarded schools, all within easy reach.

Entrance Porch

Entrance porch with front-facing door and internal access to the sitting room.

Sitting Room

A bright and welcoming reception room featuring a double glazed sash window to the front aspect, allowing for plenty of natural light. The room is centred around an attractive feature fireplace with a log burner, creating a cosy focal point. There is a radiator and an open walkway leading through to the kitchen.

Kitchen

A well-appointed kitchen fitted with a range of low-level units with work surfaces over, complemented by a central island providing additional preparation space. There is space for a fridge/freezer, along with a cooker featuring a six-ring gas hob and a one-and-a-half bowl sink with drainer. A useful pantry cupboard offers further storage. Characterful flagstone flooring runs throughout, and a radiator is also present. The kitchen provides access to the first floor via stairs, a door leading to the utility room, and a double glazed door opening onto the courtyard.

Utility Room

A practical and well-equipped utility space featuring two double glazed windows to the side aspect and a double glazed door providing direct access to the garden. Fitted with a Belfast sink and offering space for both a washing machine and tumble dryer. There is a useful coat and boot storage area, a radiator, and a door leading to a cloakroom. A further door provides access through to an additional reception room.

Cloakroom

Fitted with a low-level W.C.

Reception Room/Bedroom Three

A versatile multi-use room, currently arranged as a cinema room. The space benefits from a double glazed french doors opening onto the garden, allowing for a good degree of natural light, along with a double glazed Velux window. A radiator is also present.

First Floor Landing

With a single glazed window to the rear aspect, the landing provides access to the second floor via stairs, along with doors leading to bedroom two and the bathroom. There is also a useful airing cupboard housing the boiler.

Bedroom Two

A well-proportioned double bedroom featuring a double glazed sash window to the front aspect, allowing for good natural light. The room also benefits from a radiator.

Bathroom

Fitted with a suite comprising a panelled bath with shower over, low-level W.C., and wash hand basin. The room also benefits from a radiator and a double glazed window to the rear aspect.

Second Floor Landing

Providing access to the principal bedroom, along with a door leading to a useful walk-in attic storage space.

Bedroom One

A well-proportioned principal bedroom featuring a double glazed window to the front aspect, allowing for good natural light. The room benefits from useful eaves storage and access to the loft space.

Outside

Rear Garden

A well-presented and enclosed rear garden featuring a combination of courtyard and lawned areas, along with a decked seating space and patio, ideal for outdoor entertaining. The garden also benefits from a useful wood store and an outside tap, all enclosed by a mixture of fencing and brick walling for added privacy.









Total floor area 117.2 m² (1,261 sq.ft.) approx

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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