



**St. James Street, South Petherton TA13 5BS**



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**St. James Street, South Petherton**

A great opportunity to purchase this lovely two bedroom mid terraced cottage situated in the heart of the sought after village of South Petherton. The property boasts character features including a hamstone fireplace and beams. Outside there is an enclosed rear garden. Viewing recommended!



## Ground Floor

### Living Room

17' x 12' ( 5.18m x 3.66m )

Front aspect double glazed window. Double glazed door to front. Hamstone fireplace with wood burning stove. Beams. Stairs to first floor.

### Kitchen

13' 8" x 8' 10" ( 4.17m x 2.69m )

Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Built-in oven and gas hob. Integrated dishwasher. Space for fridge/freezer. Door to rear garden.

### Utility Room

3' 11" x 3' 3" ( 1.19m x 0.99m )

Rear aspect double glazed window. Space and plumbing for washing machine.

## First Floor

### Landing

Stairs to second floor.

### Bedroom Two

13' 9" x 12' ( 4.19m x 3.66m )

Front aspect double glazed window with window seat. Spotlights. Fitted carpet.

### Shower Room

6' 4" x 5' 5" ( 1.93m x 1.65m )

Tiled floor. Rear aspect double glazed window. Fitted with a shower cubicle, wash hand basin and WC. Heated towel rail.

## Second Floor

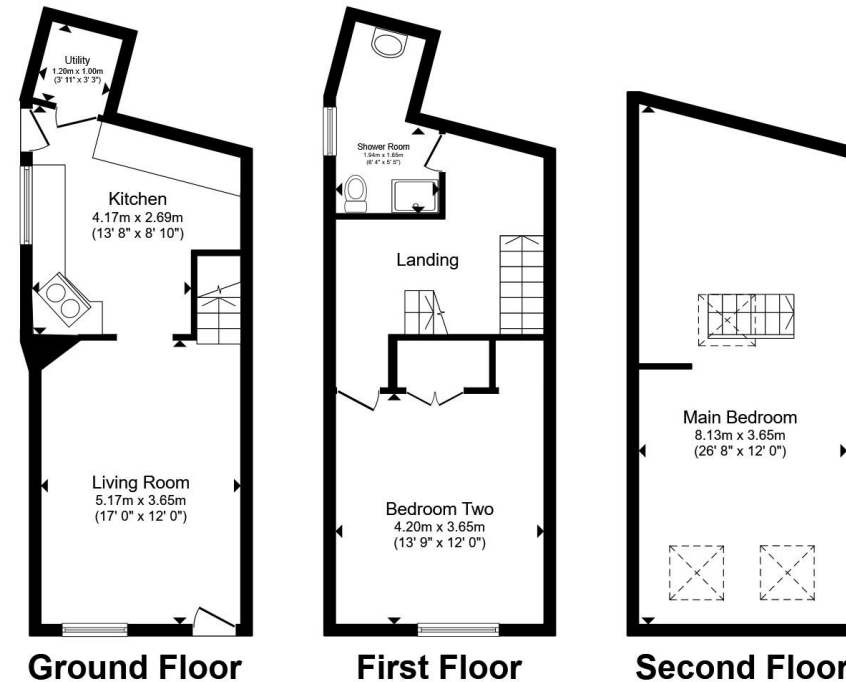
### Main Bedroom

26' 8" x 12' ( 8.13m x 3.66m )

Rear aspect double glazed window. Double glazed skylight windows. Built-in storage. Beams.

## Outside

The enclosed rear garden is mainly laid to stone chippings with a raised paved seating area. Rear access to church.



Total floor area 105.7 m<sup>2</sup> (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## St. James Street, South Petherton

- Mid Terraced Cottage
- Two Bedrooms
- Character Features
- Shower Room
- Sought After Village Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £350,000



Please note the marker reflects the postcode not the actual property

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