



**3 BRIDGE ROAD**

South Petherton, TA13 5JD

**Price Guide £375,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A beautifully presented cottage believed to date back to the 1800's surround by open countryside. The accommodation has been tastefully updated by the current owner and in brief comprises utility/boot room, sitting room, large kitchen/family room, shower room and conservatory. On the first floor two bedrooms and a bathroom and on the second floor a loft area (currently used as a bedroom by the owner.) Outside there is a courtyard to the front and to the rear a generous garden which backs onto Farmland.

## Situation

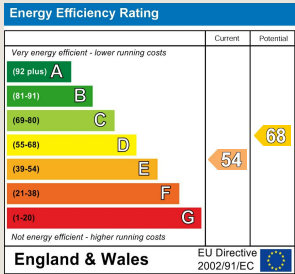
South Petherton is a popular village with excellent village amenities including Infant and Junior schools, tennis courts and club, recreation ground, butchers co-op and restaurants. The village has its own modern hospital and Pharmacy. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith. Crewkerne is 5.9 miles away, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

## The local area

Yeovil, 10 miles / Taunton, 18.8 miles / Dorset Coast, 20.4 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council    Council Tax Band: C  
Tenure: Freehold  
EPC Rating: E



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## Entrance Hall

Tiled floor, radiator and a door into:

## Utility Room

5'11" × 5'4" (1.81 × 1.64)

With a window to the side aspect. Oil fired central heating boiler, radiator, space for washing machine and a tiled floor.

## Sitting Room

14'5" × 12'5" (4.4 × 3.8)

With dual aspect windows to the front and side aspects and borrowed light from the kitchen. Wooden flooring, radiator and a wood burning stove.

## Kitchen/Family Room

22'1" × 17'6" (6.75 × 5.34)

With a window to the rear aspect and double doors opening out into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, Space for cooker, fridge/freezer and dishwasher. Beams, radiator, flagstone flooring and tiling to all splash prone areas. Stairs rising to the first floor.

## Shower Room

With a window to the front aspect. Suite comprising shower cubicle, low level WC, wash hand basin with tiled splashback, storage cupboard, extractor fan and a radiator.

## Conservatory

11'9" × 9'10" (3.6 × 3.0)

Built of uPVC construction, windows and a door opening out into the garden. Useful store and flagstone flooring.

## First Floor Landing

Stairs rise to the second floor.

## Bedroom One

12'5" × 10'9" (3.8 × 3.3)

With a window to the rear aspect, beautiful views, storage cupboard and a radiator.

## Bathroom

With a window to the rear aspect. Recently fitted suite comprising panelled bath with shower over, wash hand basin with vanity storage, heated towel rail, storage cupboard and tiling to all splash prone areas.

## Bedroom Two

8'3" × 8'2" (2.53 × 2.50)

With a window to the front aspect, beautiful views and a radiator.

## Cloakroom

With a window to the front aspect. Suite comprising low level WC and a wash hand basin with tiled splashbacks.

## Loft Room

17'4" × 14'5" (5.3 × 4.4)

Two skylight windows, ample eave storage and a radiator. Restricted head height.

## Outside

The property is approached from the lane with a gated, enclosed courtyard with oil tank. The rear garden is a generous size, mainly laid to lawn, mature hedging, shed, pleasant seating area and patio abutting the rear of the property. There is rear access over the neighbouring property.

## Agents Note

Council Tax Band - C. Mains electricity and water. There is a septic tank that's shared with the neighbouring properties, located in the garden of number 1, it was last emptied in July 2025, the neighbours contribute £100 towards this. The oil fired central heating boiler was installed in April 2023 and last serviced in April 2025. There is a right of way for number 3 to access through the garden of number 4. The property can be sold with no onward chain.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

