

St. James Street, South Petherton, TA13 5BS

Monthly Rental Of £1,300

ORCHARDS ESTATES

Boasting many original features and nestled in the heart of the highly sought after South Petherton, is this delightful character home.

The accommodation comprises inviting entrance hall, generous lounge/diner with log burner, kitchen with range cooker and an additional reception room.

On the first floor are three bedrooms and a family bathroom.

To the rear of the property is a walled garden with a view of the church.

With beautiful windows with shutters, wooden beams and flag stone flooring, this one is not to be missed, so an early viewing comes highly recommended.

Monthly Rental Of £1,300

ORCHARDS
ESTATES









LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach
Steps up to front door with iron railing and shrubs.

Entrance Hall 7' 6'' x 11' 6'' (2.286m x 3.512m)
Door to front, front aspect single glazed window with shutters, flagstone flooring, wood panelled wall, stairs to first floor, wall lights and radiator.

Lounge/Diner 25' 4'' x 10' 2'' (7.721m x 3.105m)
Front and rear aspect single glazed windows with sliding shutters, tiled floor, feature Hamstone fireplace with log burner, built in book shelving, panelled wall and two traditional style radiators.

Kitchen 15' 4'' x 10' 4'' (4.686m x 3.153m)
Rear aspect single glazed window, Butler style sink with unit, built in storage cupboard housing boiler, range style cooker, slate tile flooring, under stairs cupboard, slim pantry cupboard and door to reception room/utility.

Reception Room/Utility 13' 0'' x 10' 0'' (3.971m x 3.039m) at widest point
Side and rear aspect single glazed windows, door to side and door to garden.

Landing
Airing cupboard housing hot water tank and doors to:

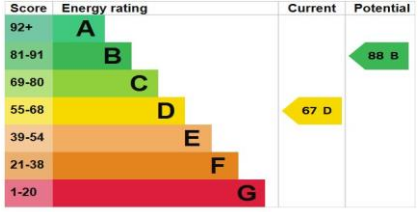
Bedroom One 13' 5'' x 10' 2'' (4.092m x 3.096m)
Front aspect single glazed window, wooden floor boards and radiator.

Bedroom Two 13' 7'' x 11' 6'' (4.150m x 3.509m) at widest point
Front aspect single glazed window, wooden floor boards, two hanging rails and radiator.

Bedroom Three 9' 4'' x 6' 10'' (2.834m x 2.090m)
Rear aspect single glazed window with shutter and window seat, wooden floor boards and radiator.

Bathroom 9' 2'' x 9' 7'' (2.804m x 2.924m)
Rear aspect single glazed window with shutters and mosaic tiled window sill, freestanding roll top bath, walk in shower with folding screen and tiled wall, wall hung wash hand basin with vanity unit and marble splash back, WC, wooden floor boards and radiator.

Garden
Initial courtyard area with gate and steps leading to a graveled area and array of plants enclosed by wall with a view of the neighbouring church.



The graph shows this property's current and potential energy rating.







Material Information

- Character Cottage
- EPC - D
- Council Tax - B
- Flagstone Flooring
- Log Burner
- Courtyard Garden
- Broadband - Ultra fast available 1800 Mbps
- Flood Zone 1 - Very low risk of flooding from rivers and sea



Floor 1



Floor 2

Approximate total area(1)

104.7 m²

1128 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

01460 477977 or 01935 277977 www.orchardsestates.com

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.