



£425,000



Nestled within an exclusive and private courtyard, within a stone's throw of the plentiful amenities of South Petherton, this delightful home comes with the added benefit of off road parking and a car port.

The well presented accommodation is arranged over three floors and comprises a spacious living room, generous modern fitted kitchen/diner and a useful downstairs cloakroom.

On the first floor are two double bedrooms and a wet room. On the top floor is a large master bedroom with en-suite shower room.

To the rear of the property is a private enclosed garden with gated access to the side.

Within the shared courtyard is an allocated parking space and a separate car port.

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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, inn, 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.

Entrance Hall

Door to front, stairs to first floor, under stairs cupboard, laid to carpet and radiator.

Living Room

Front aspect double glazed window with shutters, laid to carpet, feature fireplace with electric fire and radiator.

Kitchen/Diner

One front aspect and two rear aspect double glazed windows, window shutters, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas hob with extractor over, integrated dishwasher, integrated under counter fridge and freezer, space and plumbing for washing machine, gas boiler, tiled splash backs, solid wood flooring, access to roof space, two radiators and French doors to garden.

Cloakroom

'L' shaped

Front aspect double glazed window, tiled flooring, pedestal wash hand basin, WC, extractor fan and radiator.

Stairs and Landing

Front and side aspect double glazed windows with shutters, large airing cupboard housing hot water tank, laid to carpet, stairs to second floor and radiator.

Bedroom Two

Front aspect double glazed window with shutters, laid to carpet, double built in wardrobe and radiator.

Bedroom Three

Rear aspect double glazed window with shutters, laid to carpet, double built in wardrobe and radiator.

Wet Room

Rear aspect double glazed window with shutters, walk in shower with shower screen, pedestal wash hand basin, WC, shaver socket with light, vinyl flooring, extractor fan and chrome heated towel rail.

Second Floor Landing

Laid to carpet, access to loft space and door to master bedroom.

Master Bedroom

Front and rear aspect double glazed windows with shutters, eaves storage cupboards to both sides, laid to carpet and radiator.

En-Suite Shower Room

Rear aspect double glazed Velux type window, shower cubicle, pedestal wash hand basin, WC, tiled splash backs, vinyl flooring, extractor fan and chrome heated towel rail.



Garden

Large patio leading to a gravelled area to the side with shed and gated access. There is an outside tap and outside light. The garden is very private and enclosed by fencing and wall.

Parking

Within the private courtyard area is an allocated parking space as well as a separate car port. The car port has power and could be converted into a useful garage/store (subject to planning permission).

Material Information

Council Tax - D

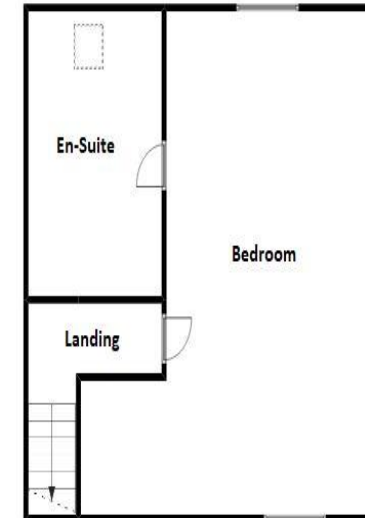
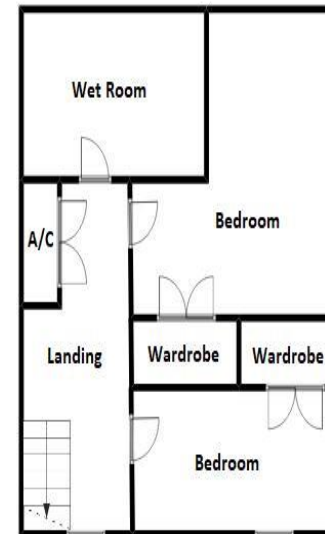
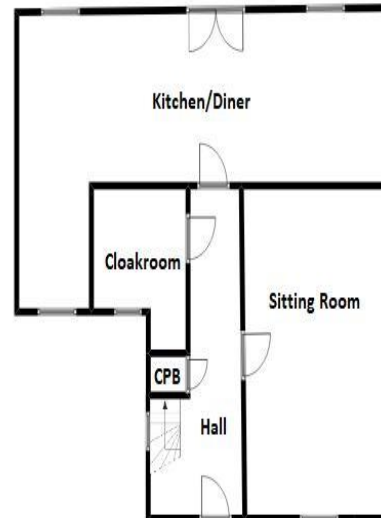
EPC - C

Services - Mains water, electric, gas and drainage.

Allocated Off Road Parking

Broadband - Ultra Fast 100 Mbps

Flood Zone - This property has a very low risk of flooding from rivers and sea



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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