



**FOR SALE**

Roundwell Street, South Petherton, TA13 5EH

£465,000



**ORCHARDS**  
ESTATES

This stunning, four bedroom home comes to the market in popular South Petherton with off road parking and a car port for three vehicles. Mere steps from all the shops and amenities, this is an immaculate, low maintenance house with a beautiful, wrap around garden. There is a large reception room, sun room, kitchen and wc on the ground floor with four bedrooms, one en suite, and family bathroom on the first floor. Outside, the garden is blissfully private and low maintenance. A rear gate opens to the parking area with car port and workshop / man cave. The house has been kept in extremely good order by the current owner with neutral decor rendering it a turn key home for the next owner. This is an ideal opportunity for a family home, particularly for busy professionals seeking convenient and contemporary living.



£465,000



## 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, post office, 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

The front of the house is accessed via a gate with a front garden area and steps leading to the front door. The parking is located around the rear of the house to the right with a car port and workshop.

## Ground Floor

From the front door, the entrance hall gives access to the reception room, kitchen and wc. The galley kitchen is long with plenty of worktop space for the keen chef and provides access to the sun room. The reception room is L shaped with plenty of space for large sofas and furniture. There is an ideal space for a desk for those wishing to work from home. There are patio doors from this room and stairs to the first floor.

## First Floor

At the top of the stairs, turn right into the master bedroom which is en suite. There are three further bedrooms, two of which are doubles and

a smaller, single room which the current owner uses as a work-out mini gym. There is also a family bathroom with bath.

## Outside

There is a wrap around garden to the rear of the house. The current owner has arranged the garden with various potted plants and shrubs and an ingenious irrigation system for easy watering. This demi paradise is a tranquil spot to sit quietly and enjoy the sun. There are two gates from the rear garden, one to the side of the house and one to the rear for easy access to the car port and workshop.

## MATERIAL INFORMATION

- Freehold
- Built c.2012
- EPC - Awaiting
- Council Tax - F
- Services - Mains water, electric, gas and drainage
- Boiler - Serviced annually
- Double Glazing
- Loft - Boarded with ladder and lighting
- 3 Parking spaces which includes car port
- Broadband - Ultra Fast available 1800mbps (Ofcom)
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>	<b>79 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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