

Symonds
& Sampson

3 Droveway Close

South Petherton, Somerset

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South Petherton
Somerset TA13 5DZ

Detached bungalows in South Petherton are always highly-prized and this presents a rare opportunity to acquire a well-located home within easy walking distance of the charming village centre. Offered for sale with the added benefit of no onward chain.



- Detached modern bungalow in cul de sac location
 - Offered for sale with no onward chain
 - Well located away from busy traffic
- Three bedrooms, bathroom and additional cloakroom
 - Sunny aspect to rear
- Adjacent single garage with electric roller shutter door and driveway

Guide Price **£475,000**

Freehold

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THE PROPERTY

A wonderful opportunity for those looking to downsize, this attractive detached bungalow enjoys an enviable position, just 450 metres from the picturesque village centre while tucked away in a peaceful, little-known cul de sac with a wealth of countryside footpaths nearby. Presented in tidy order throughout, the property benefits from UPVC double glazing and gas central heating, while still offering the opportunity for you to add your own personal touches and create a home tailored to your tastes. The gardens are easy to manage yet provide plenty of scope for keen gardeners to indulge their passion.

ACCOMMODATION

The welcoming entrance hall features a useful airing cupboard housing the hot water cylinder with fitted shelving, along with a separate cloakroom for added convenience. To the front of the property is a delightful dual aspect kitchen/breakfast room, fitted with a range of cream units incorporating a double electric eye-level oven and gas hob. There is ample space for a fridge freezer and a breakfast table, creating a practical and sociable space for everyday living.

A separate utility room adjoins the kitchen and provides a large built-in storage cupboard, along with space and plumbing for a washing machine, tumble dryer and slimline dishwasher. A side door opens to the passageway, providing easy access to the garden and garage.

Positioned across the rear of the property, the spacious sitting room is filled with natural light from double glazed windows and patio doors overlooking the garden. A feature fireplace houses a gas real flame effect fire, creating a warm and inviting focal point during the cooler months.

The bungalow offers three well-proportioned bedrooms, with the flexibility to use one as a separate dining room if preferred. Two bedrooms benefit from generous built-in wardrobes, providing excellent storage. Completing the accommodation is a modern bathroom fitted with an attractive suite, including a concealed cistern WC, vanity wash hand basin and bath with Mira shower over and folding glass screen.

OUTSIDE

The front garden has been laid to gravel for ease of maintenance. A private driveway provides off-road parking and leads to the adjoining single garage, which is fitted with an electric roller shutter door and has power connected. There is also the added convenience of an outside tap.

A side passageway gives access to the rear garden, which enjoys a high degree of privacy together with a sunny south-easterly aspect. A paved patio spans the rear of the property, creating an ideal space for outdoor dining and entertaining, with a brick-edged lawn beyond. The garden also includes a timber summerhouse and storage shed, while a selection of evergreen shrubs provides year-round colour, structure and interest, all with relatively low maintenance.

SITUATION

Droeway Close, is a little known cul de sac of similar properties tucked away off North Street, which in itself is a quiet no-through road away from busy traffic. Droeway Close is approximately 450m from the village centre. South Petherton is a picture postcard village with excellent village amenities including favoured infant and junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a co-op store. It also has a recently opened and well-regarded restaurant "Holm" and the local pub The Brewers Arms

is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and a has a useful late-opening Pharmacy. Not far away at Lopenhead is the iconic "Pip's Café" and adjoining Trading Post Farm shop loved by residents for its delicious locally sourced produce. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What3words///sunblock.giggled.hurray

SERVICES

Mains electricity and gas are connected. The executors have not been able to confirm whether mains water and drainage are connected and buyers are welcome to make their own enquiries via Wessex Water.

Ultrafast broadband is available. There is mobile coverage in the area. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band E

The property is being sold by executors and therefore our normal Property Information Form has not been fully completed and some information will be unavailable. Buyers are asked to make their own enquiries on any elements that are of particular importance to them.

This sale is subject to a Grant of Probate. Please contact the office for further information, particularly if timing is important to you. Please note, as is common when a property has been in the same ownership for many years, the property is currently unregistered at HM Land Registry.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
41-54	E		
29-40	F		
13-28	G		
Very energy inefficient - highest running costs			
England & Wales		69	58
EU Directive 2002/91/EC			

Droeway Close, South Petherton

Approximate Area = 1066 sq ft / 99 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1220 sq ft / 113.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1488378



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