



FOR SALE

St James Mews, South Petherton, TA13 5NA

Monthly Rental Of £1,150



ORCHARDS
ESTATES

Nestled in the vibrant heart of South Petherton yet enjoying a discreet, tucked-away setting, this distinctive single-storey barn conversion blends charm with convenience.

Boasting two allocated parking spaces, the well-presented interior features a generous open-plan kitchen, dining, and sitting area, two double bedrooms, and a stylish bathroom.

A shared passageway leads to a private enclosed garden, which can also be accessed directly through elegant French doors from the sitting room.



Monthly Rental Of £1,150



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, bank, 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

Entrance into the courtyard with mature shrubs borders along the edge.

Entrance Hall

Double glazed door to front, floor laid to tiles, storage cupboard with shelving, radiator, access to loft and doors to:

Lounge/Diner

Double glazed French doors to rear garden, wall lights, tiled floor and radiator.

Kitchen Area

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, tiled splash backs, single bowl sink, electric hob with extractor over, electric oven, space for fridge freezer, tiled flooring and radiator.

Bedroom One

Front aspect double glazed window, two alcoves with hanging space (one housing the boiler) tiled flooring and radiator.

Bedroom Two

Front aspect double glazed window, tiled flooring and radiator.

Bathroom

Rear aspect double glazed window, bath with shower over and mixer taps, pedestal wash hand basin, WC, tiled flooring, tiled walls, extractor fan and radiator.

Parking

There are two allocated parking spaces.

Rear Garden

Initial patio area with steps up to a lawned garden enclosed by fencing with gated access to side.

Material Information

- Council Tax Band: B
- EPC Rating: C
- Mains Drainage, Water, Electric and Gas
- Broadband: OFCOM: Ultrafast Available (1800Mbps)
- Flood Zone 3 - Flood Zone 3 has high probability of flooding

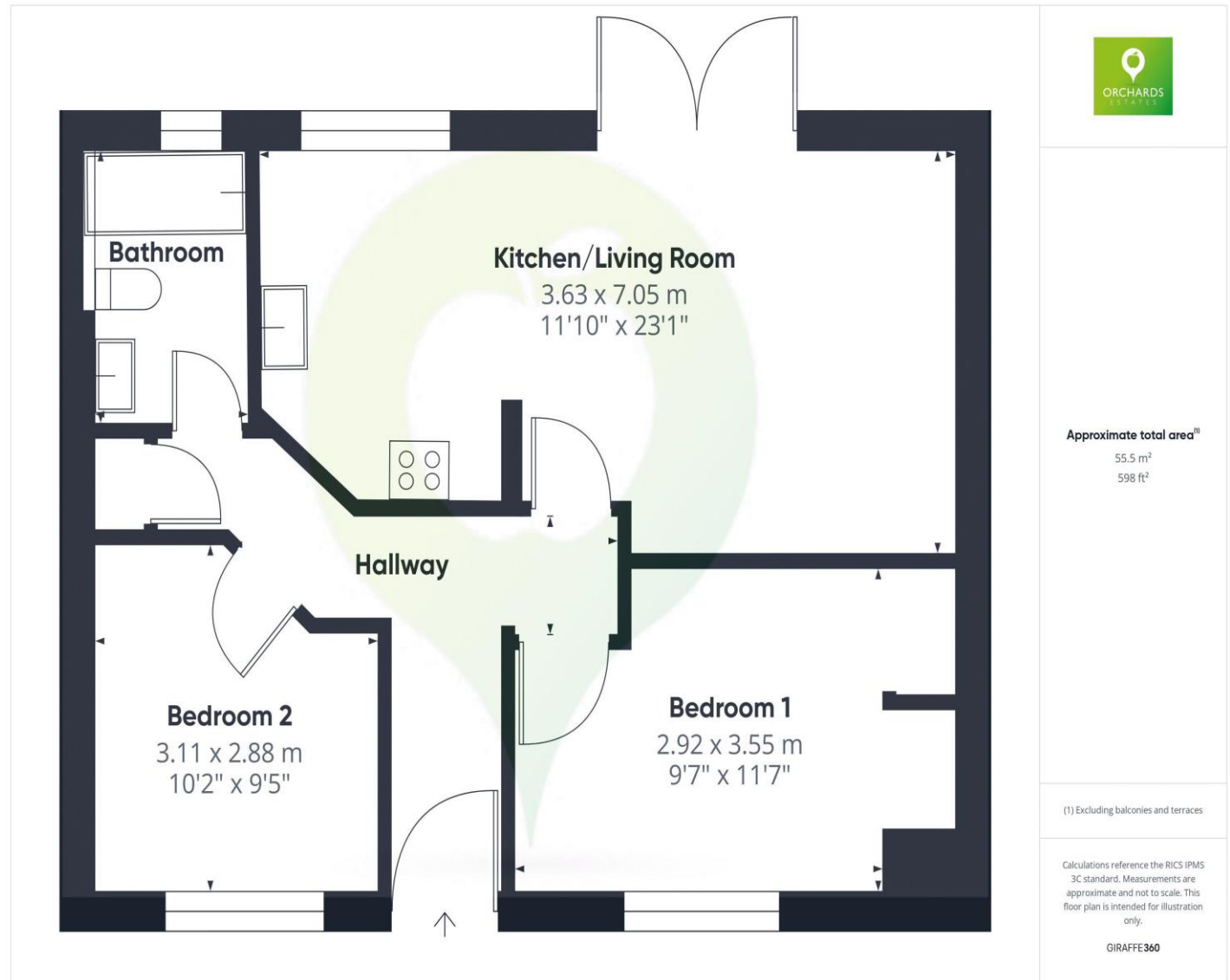


AGENTS NOTE Orchards Estates 24/7 Estate and Letting agents - We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

Directions Following the signs into the village from the A303, go straight across first mini roundabout and take the left hand turn at the second mini roundabout and follow this down the hill into the village. The property can be found on the left hand side behind pedestrian gates. What3Words- ///fruits.soonest.gasp

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.