



**TO LET**



**Full video walk - through**

St Elizabeths Way, South Petherton, TA13 5DS

**Monthly Rental Of £1,200**



**ORCHARDS**  
ESTATES

Stunning two double bedroom home located within a Grade II listed former manor house and situated within a stone's throw of the plentiful amenities of South Petherton. This superb and unique property comprises a spacious kitchen/breakfast room, a generous lounge/diner with beautiful original sash windows and a useful downstairs toilet on the ground floor. Upstairs are two double bedrooms and a shower room. Outside is a small garden area and a large additional communal garden. There is also a garage in a block with a parking space. An early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after village location.

Monthly Rental Of £1,200



## 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, restaurant, cafe, 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.

**Kitchen/Breakfast Room** 18' 7" x 11' 11" (5.659m x 3.636m)

Door to rear, rear aspect single glazed window, laminate flooring, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob with extractor over, electric oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, combi gas boiler, tiled splash backs and stairs to first floor.

**Lounge/Diner** 19' 6" x 16' 11" (5.942m x 5.158m)

Two front aspect single glazed sash windows, beamed ceiling, exposed ham stone wall, feature fireplace with gas fire, laid to carpet and two radiators.

**Cloakroom** 8' 0" x 3' 3" (2.445m x 0.997m)

Wash hand basin, WC, laminate flooring and under stairs storage area.

**Landing** 12' 9" x 3' 4" (3.886m x 1.027m)

Laid to carpet, storage cupboard and doors to:

**Bedroom One** 14' 1" x 9' 11" (4.287m x 3.021m)

Front aspect single glazed sash window, two built in wardrobes, laid to carpet and radiator.

**Bedroom Two** 14' 6" x 8' 1" (4.423m x 2.472m)

Front aspect single glazed sash window, internal window into landing, laid to carpet and radiator.

**Shower Room** 8' 0" x 6' 8" (2.439m x 2.037m)

Rear aspect single glazed window, shower cubicle, wash hand basin with vanity unit, WC, two large eaves storage cupboards, tiled walls, vinyl flooring and radiator.

**Garage**

Electric up and over door, power and lighting.

**Parking**

There is one allocated parking space.

**Garden**

Small patio area with planted borders and hedge.

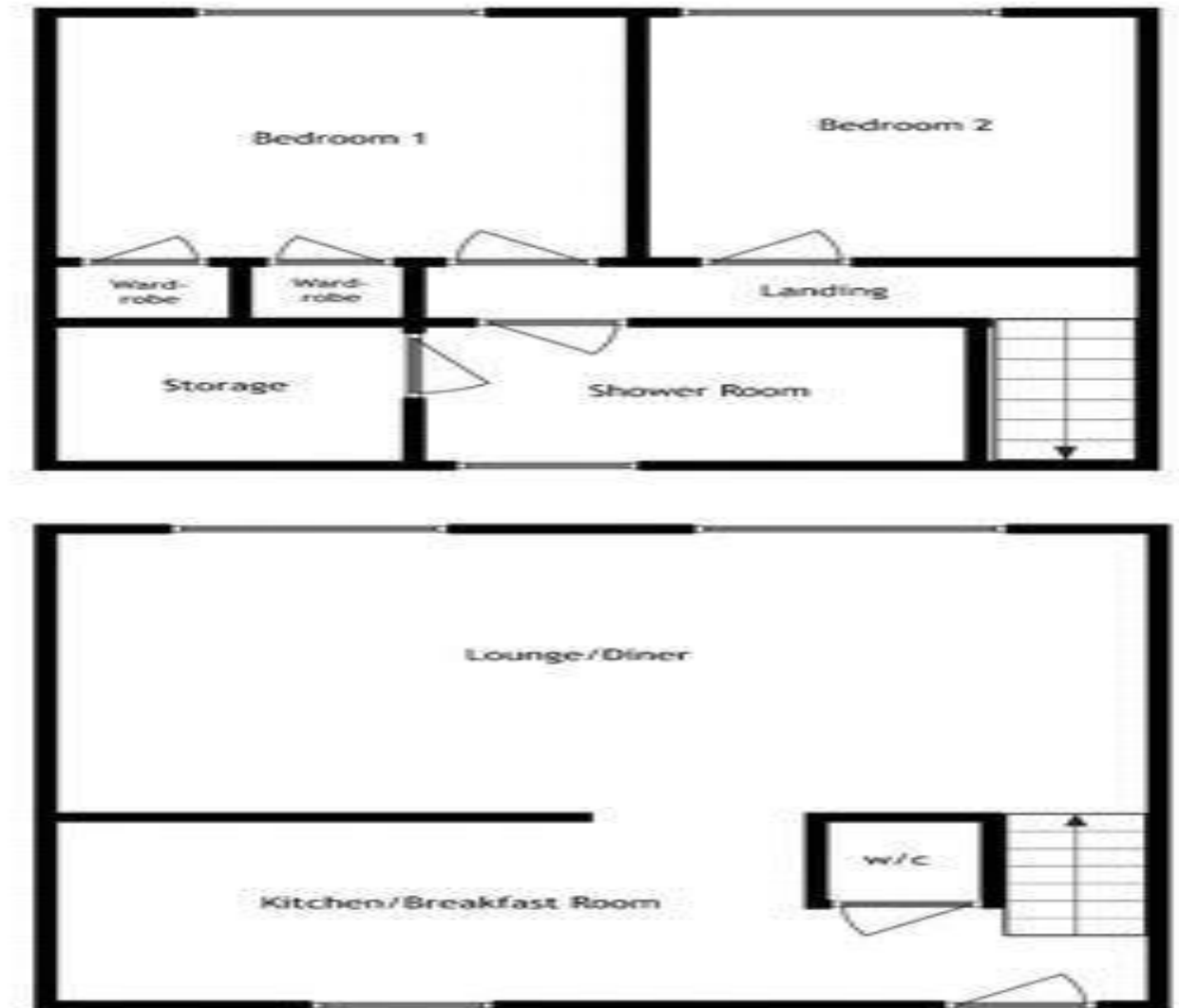
**Communal Garden**

There is access to a large communal garden laid mainly to lawn.



### Directions

Upon entering South Petherton via the Hayes End Roundabout, continue along Hayes End and take a left turn at the mini roundabout on to Harvey's Road. The property is situated on the left hand side.



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[www.orchardsestates.com](http://www.orchardsestates.com)

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