

Connells

St. James Street
SOUTH PETHERTON

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SOUTH PETHERTON TA13 5BW

for sale offers in excess of
£270,000







Property Description

This charming and characterful home is arranged over three floors and offers flexible accommodation throughout. The ground floor features a welcoming sitting room with a log burner, leading through to a well-equipped kitchen with a central island and direct access to the courtyard. To the rear, a useful utility room connects to a versatile reception room currently used as a cinema room, with access out to the garden.

Upstairs, the first floor provides a well-proportioned double bedroom and a family bathroom, while the second floor is dedicated to the principal bedroom, benefiting from eaves storage and additional loft access. The layout offers a great balance of character features and practical living space, making it suitable for a variety of buyers.

Externally, the enclosed rear garden is attractively arranged with a mix of courtyard, lawn, decking and patio areas, ideal for outdoor enjoyment. The property is situated in the highly sought-after village of South Petherton, known for its attractive Hamstone buildings, strong sense of community, and excellent local amenities including independent shops, cafes, and well-regarded schools, all within easy reach.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch

Entrance porch with front-facing door and internal access to the sitting room.

Sitting Room

A bright and welcoming reception room featuring a double glazed sash window to the front aspect, allowing for plenty of natural light. The room is centred around an attractive feature fireplace with a log burner, creating a cosy focal point. There is a radiator and an open walkway leading through to the kitchen.

Kitchen

A well-appointed kitchen fitted with a range of low-level units with work surfaces over, complemented by a central island providing additional preparation space. There is space for a fridge/freezer, along with a cooker featuring a six-ring gas hob and a one-and-a-half bowl sink with drainer. A useful pantry cupboard offers further storage. Characterful flagstone flooring runs throughout, and a radiator is also present. The kitchen provides access to the first floor via stairs, a door leading to the utility room, and a double glazed door opening onto the courtyard.

Utility Room

A practical and well-equipped utility space featuring two double glazed windows to the side aspect and a double glazed door providing direct access to the garden. Fitted with a Belfast sink and offering space for both a washing machine and tumble dryer. There is a useful coat and boot storage area, a radiator, and a door leading to a cloakroom. A further door provides access through to an additional reception room.

Cloakroom

Fitted with a low-level W.C.

Reception Room/Bedroom Three

A versatile multi-use room, currently arranged as a cinema room. The space benefits from a double glazed French doors opening onto the garden, allowing for a good degree of natural light, along with a double glazed Velux window. A radiator is also present.

First Floor Landing

With a single glazed window to the rear aspect, the landing provides access to the second floor via stairs, along with doors leading to bedroom two and the bathroom. There is also a useful airing cupboard housing the boiler.

Bedroom Two

A well-proportioned double bedroom featuring a double glazed sash window to the front aspect, allowing for good natural light. The room also benefits from a radiator.

Bathroom

Fitted with a suite comprising a panelled bath with shower over, low-level W.C., and wash hand basin. The room also benefits from a radiator and a double glazed window to the rear aspect.

Second Floor Landing

Providing access to the principal bedroom, along with a door leading to a useful walk-in attic storage space.

Bedroom One

A well-proportioned principal bedroom featuring a double glazed window to the front aspect, allowing for good natural light. The room benefits from useful eaves storage and access to the loft space.

Outside

Rear Garden

A well-presented and enclosed rear garden featuring a combination of courtyard and lawned areas, along with a decked seating space and patio, ideal for outdoor entertaining. The garden also benefits from a useful wood store and an outside tap, all enclosed by a mixture of fencing and brick walling for added privacy.



















Total floor area 117.2 m² (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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1-3 Princes Street
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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