



**FOR SALE**

Flat 6, 6 St. James Street, South Petherton, TA13 5BS

**£115,000**



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ESTATES



Situated in the centre of the picturesque village of South Petherton, this charming first-floor flat offers a fantastic opportunity for those seeking convenience, comfort, and character.

Just a level walk to all local amenities, including shops, cafés, and transport links, the location is ideal for anyone looking to enjoy village life with everything close at hand.

Inside, the property features a bright and spacious living/dining room, perfect for relaxing or entertaining.

The well-equipped kitchen benefits from a large Velux window, flooding the space with natural light and creating a warm, welcoming atmosphere.

The generous double master bedroom offers plenty of space for furniture and storage, making it a comfortable retreat at the end of the day.

The flat is ideal for first-time buyers, downsizers, or investors.

With its unbeatable location, spacious layout, this lovely flat is a must-see.

Early viewing is highly recommended!



£115,000



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, pub, 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 property is accessed through a private entrance door, with stairs leading directly up to the first-floor landing.

This elevated position offers a sense of privacy and separation, creating a quiet and self-contained living space

Kitchen

The kitchen features a range of fitted wall and base units, offering ample storage and workspace.

It includes a cooker with extractor fan, and provides space for a washing machine, dishwasher, and fridge freezer—ideal for modern living.

Panelled splash backs add a stylish and practical finish to this functional culinary space.

Lounge/Dining Room

This large lounge/dining room offers a versatile and welcoming space, perfect for both relaxing

and entertaining.

Double-aspect windows fill the room with natural light, while laminate flooring adds a sleek, modern touch.

An electric heater ensures comfort throughout the seasons.

Bedroom

A spacious double bedroom featuring a large window that fills the room with natural light.

An electric heater provides warmth and comfort, making this an inviting space for rest and relaxation.

Shower Room

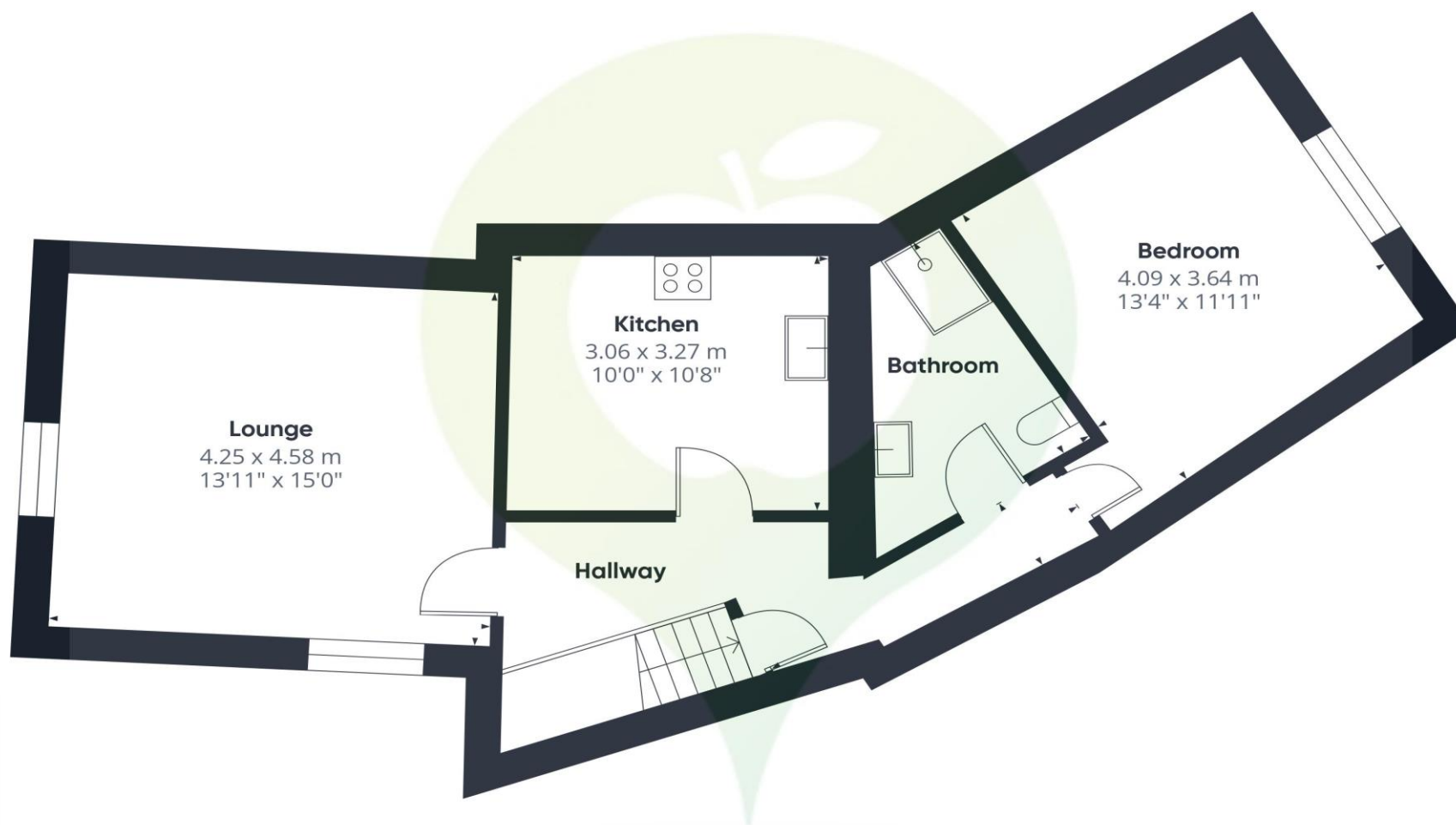
The shower room is fitted with a white suite, including a low-level WC, wash basin, and a shower cubicle—offering a clean and practical space for daily routines.

Material Information

- Leasehold Flat
- Mains Drainage, Water, and Electric
- Council Tax Band- A
- EPC - E
- Flood Zone 3 – Area has high risk of flooding from rivers and sea
- Broadband- Ultrafast 1800 mbps

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		





**Approximate total area<sup>m</sup>**

57.4 m<sup>2</sup>

619 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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