

Symonds
& Sampson

2 Jubilee Gardens

West Street, South Petherton, Somerset

2 Jubilee Gardens

West Street
South Petherton
Somerset TA13 5DH

An extended family-size home with generous rear garden and countryside views, close to the heart of this sought-after village.



- Offered for sale with no onward chain
 - Extended to rear
- Gas central heating, UPVC double glazing
 - Long garden with workshop
 - Countryside views
 - Additional garage / parking

Guide Price **£325,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Having been extended at the rear to create a larger than average ground floor footprint, this super semi-detached home offers spacious and practical living space. This, along with its generous garden at the rear makes it perfect for a family or anyone wanting a good size home close to both countryside, and the pretty village centre. Whilst the property offers scope for you to make it your own, it is offered for sale with no onward chain.

ACCOMMODATION

Oak effect flooring flows throughout the ground floor. A handy porch provides access to a useful downstairs WC, with a hallway beyond including understairs storage. The original sitting / dining room now makes a generous L-shaped multi-purpose reception room overlooking the front, whilst the generous rear extension across the rear of the property links this room to the original kitchen, creating a large dining / family space with vaulted ceiling and picture windows overlooking the garden. A door leads out to the side path, whilst the original kitchen includes a range of fitted units incorporating space for both a washing machine and dishwasher, as well as space for both a gas cooker and fridge freezer. The wall mounted Baxi gas boiler is located to one corner.

On the first floor, there are three bedrooms including two doubles with built-in wardrobes. The larger room at the rear enjoys views across the countryside. There is also a bright and airy shower room with double aspect windows, including a walk in shower enclosure, WC and wash hand basin.

OUTSIDE

The front garden is currently paved and dotted with roses, setting the property back from the street. A side access path with gate, leads to the rear garden with an outside tap to one side. The garden is a particularly good size for a modern property being over 125ft in length at the rear. It is currently uncultivated, but includes a substantial workshop at the bottom of the rear garden. There is also an additional area of land owned beyond the garden gate, and overlooking fields to the rear. The property owns a garage in the nearby block, with parking to the front.

SITUATION

South Petherton is a vibrant, active, and extremely pretty hamstone village with a thriving community and unusually extensive array of services. It has a great selection of independent shops including a butcher, a bakery, a fruit and veg shop, a newsagent, pharmacy, wine merchant, florist, and two cafes. It also offers a Co Op and a popular village pub. Perhaps the jewel in the crown is Holm, an award-winning restaurant that in 2024 won Trencherman's Best Restaurant across all of the UK. The David Hall is a cultural hub with a busy timetable of various events from music and film to sound baths and workshops. Each year the village hosts its famous folk festival bringing an international crowd. The village also offers a pre-school, infants' school and junior school along with a minor injuries hospital. Yet within all of this, it retains the feel of a classic English country village with country walks literally moments away, on foot.

South Petherton is excellently placed for the A303, and is served by

Crewkerne or Yeovil train stations – both within 20 minutes drive – or Taunton or Castle Cary a little further afield. The larger towns of Yeovil (10 miles) and Taunton (18 miles) are both easily accessible and the Jurassic coast is just 20 miles away.

DIRECTIONS

What3words/////reinstate.onwards.promoted

SERVICES

Mains electricity, gas, and water are connected. Assumed to be mains drainage but this has not yet been confirmed.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Somerset Council Tax Band C

According to the title deeds the property owns an additional narrow strip of land behind the neighbouring properties but this does not seem to serve any particular use or benefit. Please ask the office for further details.

The property is being sold by representatives of the owner and therefore some information will be unavailable. Buyers are asked to make their own enquiries on any elements that are of particular importance to them.

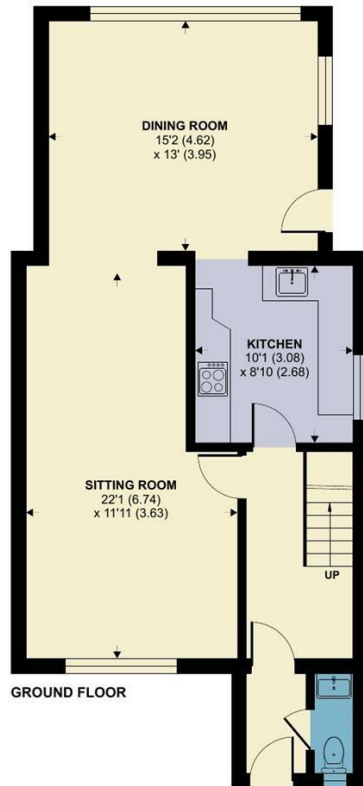


Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A++ (91-100)	A		
A+ (81-90)	B		
A (61-80)	C		
B (51-60)	D		
C (31-50)	E		
D (21-30)	F		
E (11-20)	G		
F (1-10)	H		
G (1-10)	I		
Very energy inefficient - highest running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

Jubilee Gardens, West Street, South Petherton

Approximate Area = 1062 sq ft / 98.6 sq m
 Garage = 138 sq ft / 12.8 sq m
 Outbuilding = 156 sq ft / 14.4 sq m
 Total = 1356 sq ft / 125.8 sq m

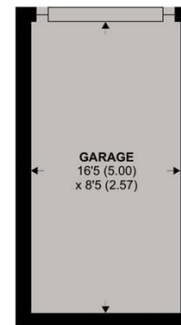
For identification only - Not to scale



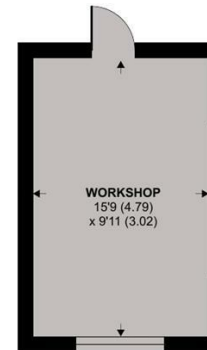
GROUND FLOOR



FIRST FLOOR

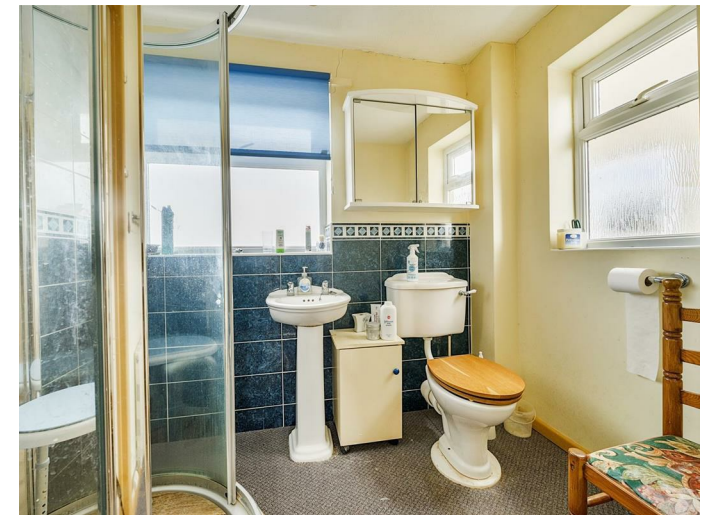


GARAGE



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1343294. © nichecom 2025.



ILM/AJW/050925



01460 200790

ilminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 21, East Street,
 Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT