

Symonds & Sampson

6 West Street

South Petherton, Somerset

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South Petherton
Somerset
TA13 5DQ

5 1 2

- Close To The Town Centre
- Character Features
- Private Gardens to the Rear
- Well Presented Throughout
- Rare Opportunity
- Viewing Essential

Guide Price £425,000
Freehold

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THE DWELLING

A very well presented end of terrace property lying in the very heart of this desirable town and benefiting from gas central heating, hardwood double-glazed windows, an abundance of exposed beams and attractive mock flagstone flooring. The property also benefits from a super garden with a lodge, and early viewing is essential.

ACCOMMODATION

A part-glazed entrance door leads to the sitting room being a really good size, having a lovely central feature hamstone fireplace with attractive mock flagstone floor and beamed ceiling, whilst off here is a cloakroom with a white suite.

The kitchen is very much the "heart of the home", having a comprehensive range of units with timber worktops. Fitted appliances include a stainless steel sink/hob with matching splashback and hood, dishwasher, an abundance of base units with drawers and cupboards under, wall cupboards and a gas boiler.

A wide archway leads to the dining room, having floor tiling and bifold doors to the rear.

On the first floor is a landing with an airing cupboard, whilst there are five bedrooms, with the master having a lovely feature window overlooking the rear and three having fitted bunk beds.

Also on this floor is a lovely bath/shower room, fully tiled with a white suite and a double shower cubicle.













OUTSIDE

To the rear of the property, there is a patio area, with a lovely sauna off, whilst timber steps lead up to an area of gravel bed, which in turn leads to a lawned garden. There is a fully functional hot tub, which will be left should a suitable sale price be negotiated.

The superb lodge, with light and power connected and a cloakroom off, has its own decked area and enjoys an open aspect over the garden. Adjoining the lodge is a useful shed.

The gardens are enclosed by lap panel fencing and natural stone walling, some of which is rendered.

SITUATION

South Petherton is a picture postcard village with excellent village amenities including OFSTED “Outstanding” Infant and Junior schools, tennis courts and club, recreation ground, independent shops including butchers, and a Co-op store. It also has a recently opened and well-regarded restaurant "Holm", a recently reopened Wine shop that opens as a Wine Bar on some evenings, and the local pub The Brewers Arms, which is also a very popular venue. The village has its own modern hospital that carries out a range of NHS services and has a useful late-opening Pharmacy.

Not far away at Lopenhead is the iconic “Pip's Café” and adjoining Trading Post Farm shop, loved by residents for its delicious locally sourced produce. Frogmary Green Farm on the







outskirts of South Petherton offers lakeside walks and a small outdoor cafe/cake shop called Daisies. From the Esso station on the edge of the village is the regular Berry's Superfast bus service to London Hammersmith.

DIRECTIONS

What 3 words: ///cobble.doubt.scales

SERVICES

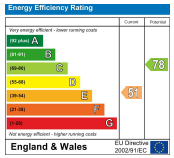
Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low



West Street, South Petherton

Approximate Area = 1233 sq ft / 114.5 sq m
Outbuilding = 150 sq ft / 13.9 sq m
Total = 1383 sq ft / 128.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1452014





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