



**FOR SALE**

Palmer Street, South Petherton, TA13 5DD  
Offers in the Region Of £240,000



**ORCHARDS**  
ESTATES

Delightful and charming character cottage within walking distance of the plentiful amenities of South Petherton.

The current sellers have had mains gas connected, during their ownership which has made a substantial difference to the energy performance rating which has been assessed as a C rating.

Boasting many original features to include flagstone flooring, sash windows and window shutters, the well presented accommodation comprises sitting room with log burner, dining area, kitchen and utility room on the ground floor.

Upstairs are two bedrooms and the family bathroom. To the rear of the property is a private enclosed garden.



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## 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, inn, restaurant, florist, 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 cottage is positioned at the top of Palmer Street, just as the road curves around to become Compton Road.

The cottage, unusually, is red brick compared with its hamstone neighbours

## Ground floor

The cottage is considerably wider than its neighbouring properties, boasting an entrance hall with original stone flooring.

A door on the right leads to a welcoming sitting room with log burner and ample room for furniture. Continuing along the entrance hall you enter the kitchen / diner which has an impressive number of wall cupboards, understairs storage and space for a dining table.

There is also a door leading to the utility room and rear, garden door.

## First floor

From the top of the stairs are two double bedrooms, the master being particularly impressive with its wall of built in storage and characterful

shuttered windows.

The current owners have set this large room up as an office space, preferring the second bedroom as a cosier room for sleeping.

There is also a bathroom with bath, wc and wash hand basin.

## Rear Garden

The rear garden is raised up steps and has a lovely range of plants and shrubs.

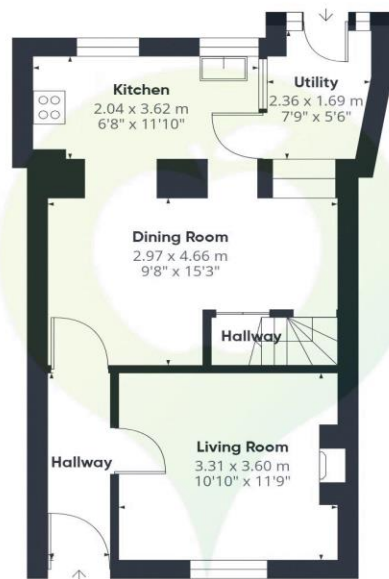
Immediately outside the back door is an area, beneath decking, for storage.

There is a grassed area as well as a patio terrace - ideal for al fresco dining, a garden shed, compost area and log store. This cottage is one of the few which benefits from a rear gate leading to a back alley ideal for taking out bins and recycling or for a quicker access to rural walks and the nearby allotments.

## Material Information

- Freehold Character cottage dating back to 1870
- EPC - C
- Council Tax - B
- Services - Mains electric, gas, water and drainage
- Log Burner
- Combi Boiler - Located in the bathroom cupboard. Under 2 years old and we are reliably informed by the vendor it has been regularly serviced
- Double Glazing - 2 years old
- Loft - Ladder and lighting
- Parking - On road
- Broadband Speed - 1800mbps (Ofcom Broadband Checker)
- Flood Zone 1 - This property has low risk of flooding from rivers and sea (Gov.uk)





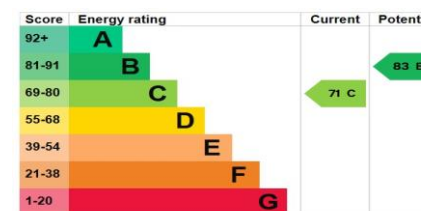
Floor 1

Approximate total area<sup>(1)</sup>

68.5 m<sup>2</sup>  
738 ft<sup>2</sup>



Floor 2



The graph shows this property's current and potential energy rating.

(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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