



FOR SALE

St James Street, South Petherton, TA13 5BS

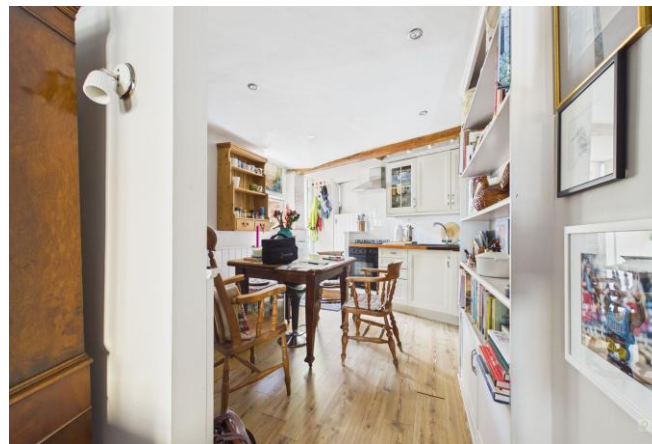
£325,000



ORCHARDS
ESTATES

Situated in the heart of the highly sought-after village of South Petherton, this delightful two-bedroom mid-terraced cottage beautifully combines period character with comfortable modern living. Rich in charm, the property showcases exposed beams, a striking Hamstone fireplace with a wood-burning stove, and well-proportioned accommodation arranged over three floors. The welcoming sitting room provides a cosy yet spacious living area, centred around the attractive Hamstone fireplace, creating a wonderful focal point for relaxing evenings. To the rear, the fitted kitchen offers a range of wall and base units, integrated dishwasher, built-in oven and gas hob, together with space for a fridge/freezer. A useful utility area provides plumbing for a washing machine and additional practicality, while a door leads directly to the rear garden. On the first floor is a generous double bedroom with an attractive window seat overlooking the front of the property, along with a well-appointed shower room comprising a shower enclosure, wash hand basin, WC and heated towel rail. Occupying the entire second floor, the impressive principal bedroom is a superb retreat, featuring exposed beams, built-in storage and skylight windows that flood the room with natural light while enhancing the sense of space. Outside, the enclosed rear garden has been designed for low-maintenance enjoyment, with stone chippings and a raised paved seating area providing an ideal space for outdoor dining or entertaining. A rear gate offers convenient access towards the historic church and village amenities. Offering an abundance of character, generous living space and an enviable village location, this charming cottage presents an excellent opportunity for first-time buyers, downsizers or those seeking a picturesque Somerset home.

£325,000



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, inn, restaurant, wine bar 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.

Location

The home can be found On St James Street, within walking distance to the local Co-Op and charity shops.

Ground Floor

Upon entry, you are welcomed into the living room, with a Hamstone fireplace with a wood burning stove and stunning beams. This opens to the kitchen with ample storage throughout with wall and base units, worktops with a sink and drainer, built in oven and gas hob and integrated dishwasher. There is a helpful utility space with plumbing for a washing machine and a double glazed rear aspect window.

First Floor

From the stairs in the living room, you approach the first floor landing, which opens to the modern and well presented shower room, fitted with a shower cubicle, hand wash basin and W/C.

Also benefits from a heated towel rail and tiled flooring. Bedroom two has double glazed front aspect windows with a window seat, overlooking St James Street.

Second Floor

From the stairs on the first floor landing, this takes you to the principal bedroom, with double glazed skylight windows, front and rear aspect windows and built in storage, with more beams, following the character of the property.

External

The garden is mainly laid to stone chippings with a raised paved seating area and is extremely well presented and maintained. There is also rear access to the church.

Material Information

- Freehold Property
- Council Tax Band - B
- EPC - D
- Mains Gas, Electric, Water and Drainage
- Woodburning Log Burner
- Double Glazed Throughout
- Gas Central Heated Property
- Gas Boiler located in top bedroom
- Loft - With loft ladder, boarded, with lighting
- Flood Zone 1 - Low Flood Risk (Gov.uk)
- Broadband - Ultra Fast 1000Mbps available (Ofcom Broadband Checker)

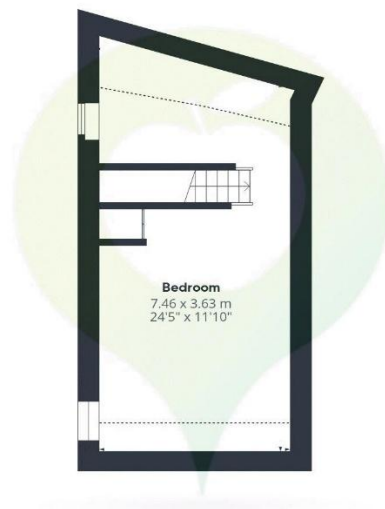




Floor 1



Floor 2



Floor 3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

87.5 m²
942 ft²

Reduced headroom

6.5 m²
69 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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