



FOR SALE

Barden, Whitehall, South Petherton, TA13 5AQ

Offers Over £500,000



ORCHARDS
ESTATES

An exciting opportunity to purchase a stunningly renovated, generously proportioned two-bedroom bungalow with a double garage and off-road parking in popular South Petherton.

The property has undergone a complete transformation with its current owners and is truly a turn key property, ready for its new owners to move straight in.

Less than five minutes' walk from the amenities of the village, the bungalow has both a mature front garden and a large rear garden with garden room.

This is a rare gem, given its presentation and proximity to the centre of South Petherton as well as the convenience of one level living.



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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, pub, restaurant, cafe, 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

Situated on Whitehall, the property offers off road parking comfortably for at least five vehicles with a double garage and a mature front garden which erupts in both spring and autumn with fabulous colours.

Bungalow

From the front door, step into the entrance hall, from which all rooms radiate.

There is a well-proportioned sitting room with gas fire and underfloor heating with views of the rear garden.

The kitchen, which is extremely high spec, also rear aspect, offers a range of wall and base units as well as worktop space for the keen chef. There is also a generous amount of room for a dining table.

The bedrooms both generously sized double rooms with front aspect windows

A large modern bathroom with a bath and separate shower cubicle.

You will also find a separate cloakroom for convenience.

Rear Garden and Double Garage

The rear garden is remarkably private with side access both to the drive and around the other side of the property.

There are various shrubs, trees and plants for the homeowner to enjoy as well as a patio area for al fresco dining.

A door leads from the garden into the double garage and there is a garden room, rear facing, behind the garage. This could make an ideal working from home space or a hobbies room.

Material Information

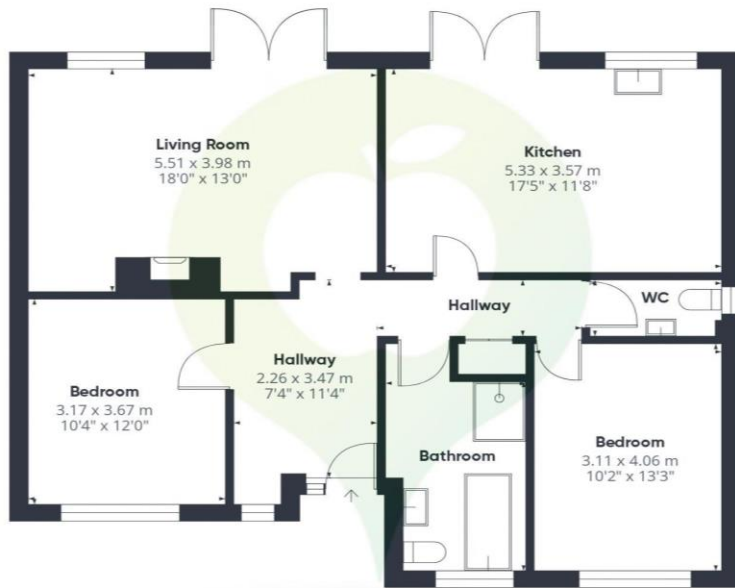
- Detached Bungalow built 1986
- Freehold
- Mains - Electric, Gas, Water and Drainage
- Gas Fire - Sold with property
- Solar Panels - Owned by current vendor, payment received from energy supplier buying back any unused electricity
- Chimney - Last swept January 2022
- Combi Boiler - Installed in 2023, and we are reliably informed by the vendor that it is regularly serviced. Located in the loft
- Double Glazing - Installed in 2022
- Loft - With ladder, boarded and lighting
- Broadband - Ofcom Ultrafast available - 1800mbps
- Flood Zone - 1 Low probability of flooding from rivers and sea

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

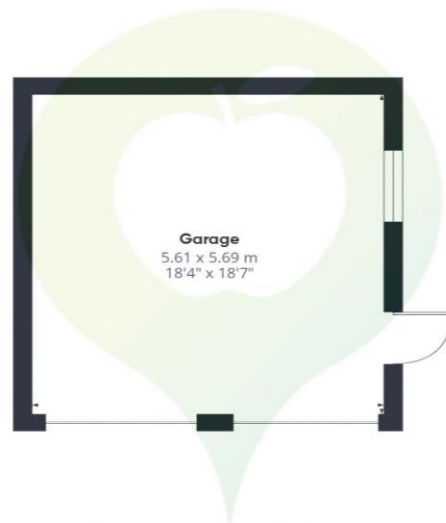
Current: 86 B Potential: 91 B

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





Floor 1 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

118.9 m²
1282 ft²

(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.

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