



**FOR SALE**

Summer Shard, South Petherton, TA13 5DP  
£215,000

An exciting opportunity has arisen to purchase a one bedroom bungalow, with garage and parking, in popular South Petherton.

Enjoying a rural view, the property benefits from a front garden as well as a very private rear garden including an outbuilding for storage.

The current owners have renovated the bathroom to a high spec and put fresh carpets in as well as new double glazed windows.

The bungalow also offers a garage, with parking space in front and also has off road parking for a further two car parking spaces as well as space for another car, on road, outside the gate.

This is a golden opportunity for either a couple or single person to purchase a gem in a wonderful location

£215,000



## 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.

## Approach

The bungalow benefits from two entrances. The official front of the property, with a front garden faces out to a field offering a rural view. The rear entrance, officially the rear garden, is accessed past the garages on Summer Shard. Aside from a parking space in front of the bungalow's garage, there is private parking for this bungalow immediately to the left of the garage block. Two parking spaces in tandem are allocated to this property.

## Gardens

The front garden has flower beds and a stunning rural view. A path, used only by a couple of other residents, runs past the garden. This is an idyllic spot to sit and enjoy the view. To the rear of the bungalow is a private walled garden which the current owners have decorated with flower pots. There is also a useful outbuilding. The lockable gate is due to be upgraded and replaced shortly by the current owners.

## Entrance hall and porch

There is a useful entrance porch for welly boots / coats in the entrance from the field facing official front garden. This opens in to the carpeted entrance hall from which the bathroom, bedroom and sitting room radiate.

## Sitting Room

The sitting room has a lovely view across the field. It's ideal for gazing at the view. There is also ample space for a dining room and the current owners have set the space up to be able to work from home.

## Kitchen

There is a range of wall and base units as well as space for a large fridge freezer. This is a functional working space for the keen chef.

## Rear utility / porch

This rear space is a further and highly useful space for shoes, boots and coats.

## Bedroom

The bedroom has a rear, walled garden aspect and plenty of space for bedroom furniture.

## Bathroom

The bathroom has been recently renovated to a high standard with a large shower and benefits from a heated mirror with various light settings.

## Garage and Parking

A single garage, not with electric, and an up and over door. Ideal for storage. There is a parking space in front of the garage as well as two allocated places to the left of the garage block. The current owners also park outside their rear gate. The property really does offer ideal parking for a couple with visitors.

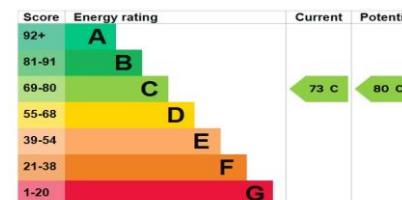


## Material Information

- Freehold Bungalow built between 1983 to 1990
- EPC - C
- Council Tax - B
- Services - Mains gas, electric, water and drainage
- Combi Boiler - Located in kitchen, to be serviced
- Double Glazing - Installed 2024
- Garage - Single garage in block
- Parking - Private parking for 3 vehicles
- Broadband - Ofcom 1800mbps available
- Flood Zone 1 - Very low risk of flooding from rivers and sea



Approximate total area<sup>(1)</sup>  
 55.4 m<sup>2</sup>  
 596 ft<sup>2</sup>



(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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ESTATES**

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