



**FOR SALE**

South Petherton, TA13 5DY

£225,000



**Full video walk - through**



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Charming end of terrace character cottage in the highly sought after South Petherton. The well presented accommodation, which is arranged over three floors, comprises on the ground floor a living room with open fireplace and a bathroom. On the lower ground floor is a spacious kitchen/diner with open fireplace and door opening out to the garden whilst on the first floor are two double bedrooms. To the rear of the property is a private enclosed garden.

£225,000





## LOCATION

South Petherton is a small residential country town with a village atmosphere set in attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools with outstanding Ofsted rating, library, inn, bank, post office, 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.

### Sitting Room - 20' 6" x 12' 1" (6.250m x 3.678m)

Door to front, front aspect double glazed window with window seat, laminate flooring, feature Hamstone open fireplace, wall lights, stairs down to kitchen/diner and stairs to first floor.

### Bathroom

Rear aspect single glazed window, bath with shower over, wash hand basin, WC, partially tiled walls, tiled floor and heated towel rail.

### Kitchen/Diner - 19' 10" x 12' 0" (6.04m x 3.66m)

Rear aspect double glazed window, stone mullioned window to side, feature open fireplace, wall lights, fitted kitchen comprising a range of wall and base units with solid wood worktops over, Belfast style sink, gas hob with extractor over, electric oven, plumbing for washing machine, space for fridge/freezer, tiled flooring, built in cupboard and door to rear garden.

### Stairs to First Floor

Laid to carpet and stone mullioned window to rear.

### Bedroom One - 12' 2" x 12' 1" (3.717m x 3.672m)

Front aspect double glazed window, laid to carpet, exposed Hamstone wall, beamed ceiling, inset spot lights and radiator.

### Bedroom Two - 9' 8" x 9' 5" (2.950m x 2.881m)

Rear aspect double glazed window, built in wardrobe over stairs, laid to carpet, exposed Hamstone wall, beamed ceiling, wall lights and radiator.

### Rear Garden

Initial patio area leading to lawned garden, shed, outside tap with steps and gated access to side.

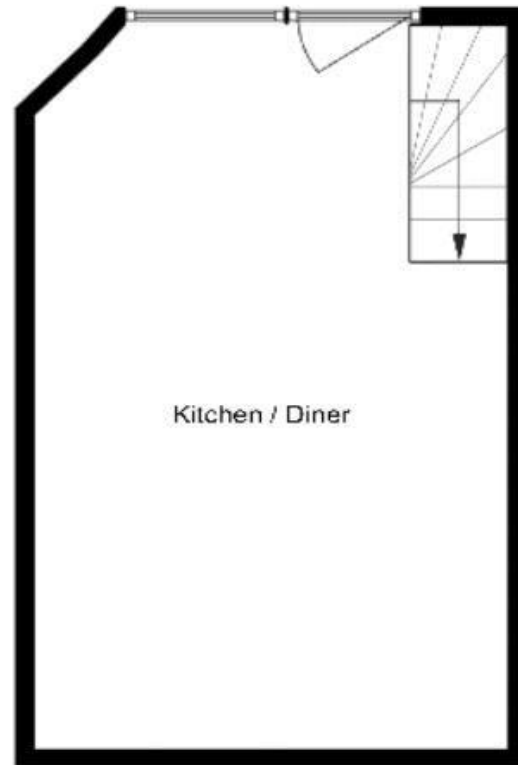
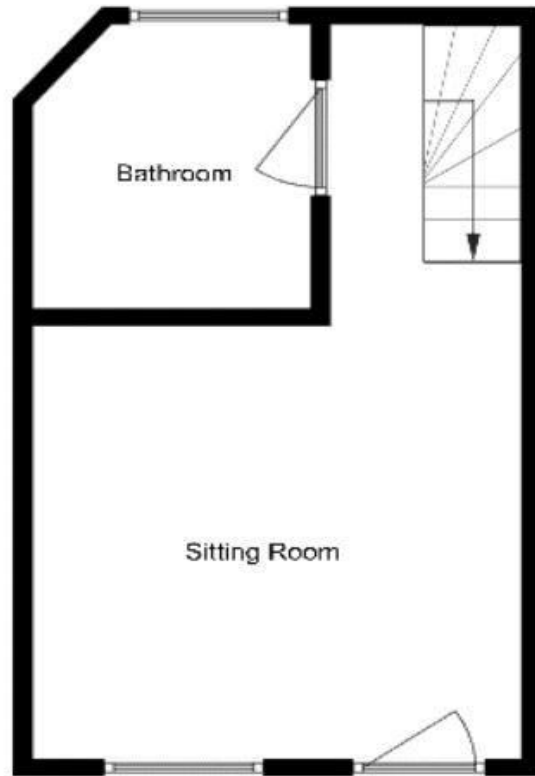
### Agents Note

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



### Directions

From A303 turn left at mini roundabout into Coles Lane. Turn right into South Street towards village centre. Taken the next left into Hele Lane and follow the road round to the right. The property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
		85	48

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100)	A		
(61-81)	B		
(39-60)	C		
(15-55)	D		
(20-54)	E		
(21-38)	F		
		88	49

This floor plan is only for illustrative purposes and all measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such any prospective purchaser.



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