



ENGLISH
HOMES



South Street, South Petherton, TA13

Guide Price: £365,000

Freehold

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Offered with the benefit of no onward chain, 45 South Street is a beautifully presented, Grade II Listed spacious Hamstone cottage, bursting with period features including Mullion windows and exposed timbers. The property has undergone a series of updates since 2020 to include new kitchen, utility and bathroom, combi Gas boiler, wood burning stove, and outdoor studio (converted from a previous garage) with double glazed windows and separate electrics.

The accommodation provides a hallway opening into a large sitting/dining room with exposed stone walls, two fireplaces - one with recently fitted woodburning stove (with HETAS Certificate) and stripped Oak flooring, kitchen, utility and cloaks/WC to the ground floor with two double bedrooms and bathroom to the first floor. Outside a shared driveway to the side leads to a parking space and the studio (previously a garage) and lovely rear garden.

Accommodation:

Timber door leading to Hallway with stairs rising, door to:

Sitting/Dining Room 16'7 x 14'5 with dual aspect mullion windows, both with deep window seats, Oak flooring, two brick fireplaces, one with newly fitted woodburning stove, built in cupboards with timber top, door to deep storage cupboard, door to: Kitchen 9'5 x 7'2 with a range of modern kitchen base and drawer units with timber work surface, timber shelves, 5-ring Gas hob with stainless steel extractor hood over and electric oven under, deep inset ceramic Butler sink with mixer tap, window overlooking garden with deep sill, tiled floor, opening to:

Utility Room 8'8 x 8'1 with tiled floor, base unit and timber worksurface with inset ceramic sink unit, double-glazed windows and door to garden, tiled floor, folding door to WC with wall mounted Gas combi boiler.

Stairs to first floor landing with hatch to loft space and deep airing cupboard, window to rear.

Bedroom One 12'10 x 9' with window to front and deep window seat, cast iron fireplace, exposed brick wall and timbers.

Bedroom Two 10' x 7'8 with window to rear, exposed brick wall.

Bathroom with timber floor claw foot bath with shower over and glass screen, washbasin, WC, extractor, heated towel rail/radiator, window to front with deep sill.

Outside the rear garden, parking space and studio are accessed via a shared driveway (fairly narrow). The rear garden is private and extremely pretty with lawn and patio areas, fruit trees, shrubs and flowers. The studio, located at the top of the driveway is 14'7 x 8'7 and has been most recently used as a pottery space with separate electrics and double-glazed windows for light.

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other fixed and approximate and no responsibility is taken for any error, omission or any omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

EPC EXEMPT

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Disclaimer

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