



**ENGLISH
HOMES**



West Street, South Petherton, TA13

Guide Price: £350,000

Freehold

West Street, South Petherton, TA13

We are excited to offer this gorgeous, charming and beautifully presented two double bedroom cottage with tiered garden; situated in the heart of the thriving and sought after village of South Petherton.

In brief the property comprises an entrance hall, sitting room and kitchen/dining room on the ground floor, with two bedrooms and a family bathroom to the first floor. The current owners have lovingly renovated and restored this property to combine the best of modern-day living with the original charm and character of 8 West Street.

Accommodation:

Entrance Hall with Engineered Oak flooring throughout the ground floor accommodation and Natural Sisal flooring throughout the first floor.

Sitting Room: 12'8" x 11'1" (3.87m x 3.37m)

Woodburning Stove with Slate hearth, understairs cupboard, TV cabinet/storage unit, radiator, Hardwood window to front.

Kitchen/Dining Room: 14'4" x 11'0" (4.36m x 3.35m)

Full range of coloured base units with wooden counter tops, Belfast sink with brushed brass Devol hardware, Bertazoni 4-ring Gas hob with extraction hood, integrated Neff dishwasher, bespoke Pantry with glazed doors, plumbing for washing machine, radiator, French doors to patio.

Bedroom 1: 11'1" x 10'11" (3.38m x 3.33m)

Radiator, bespoke cabinetry and fitted wardrobes, uPVC window to rear, loft access, wood flooring.

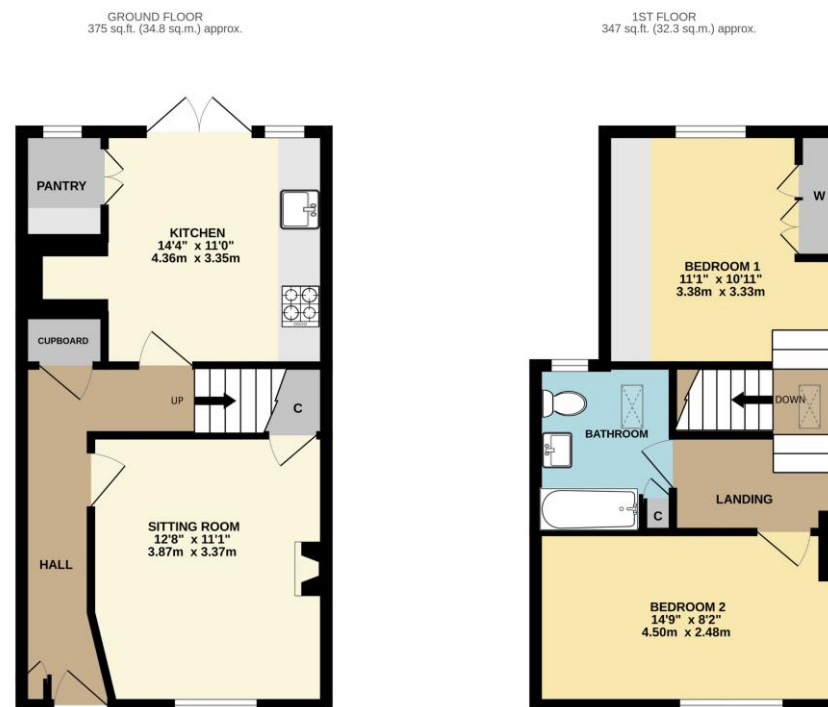
Bedroom 2: 14'9" x 8'2" (4.5m x 2.48m)

Radiator, hardwood window to front, wall lamps, floating bedside tables and window seat.

Family bathroom: uPVC window, heated towel rail, low level WC, panelled bath with shower over, pedestal wash hand basin, Velux window.

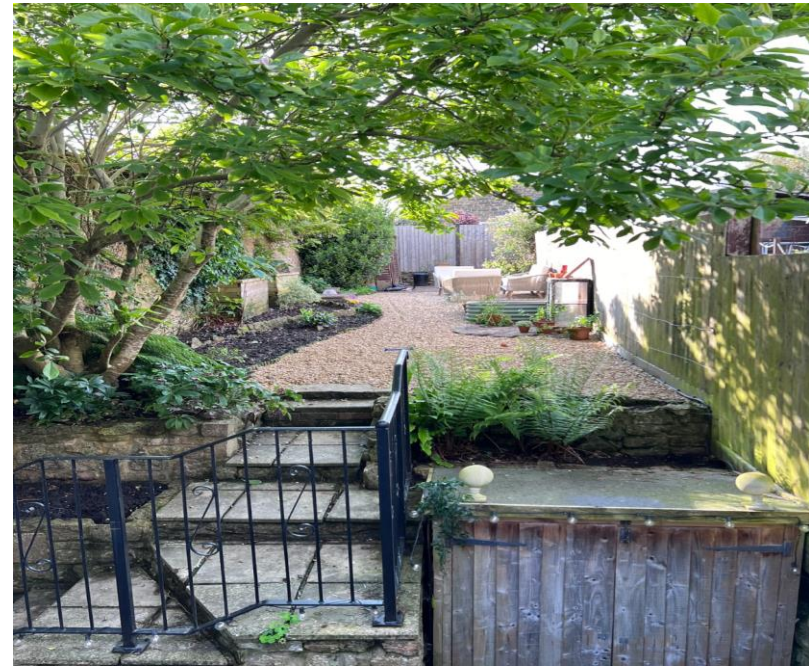
It should also be noted that although there is no designated parking, there is plenty of unrestricted on-road parking directly outside.

Viewing is highly recommended.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		88
(69-80) C	71	
(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	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.