



**ENGLISH
HOMES**



Yeabridge Court, South Petherton, TA13

**Offers in excess of:
£600,000**

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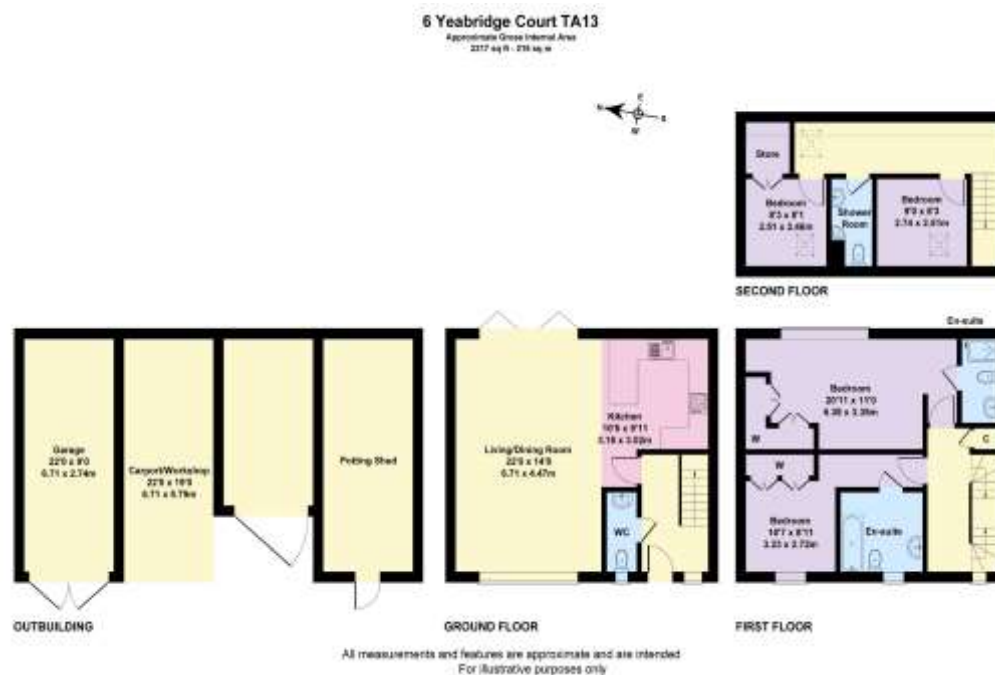
Offered with the benefit of no onward chain, 6 Yeabridge Court is a stunning, contemporary home in a small precinct of beautiful Grade II listed barn conversions. It is, therefore, Grade II listed by association. The property was completed in 2022 and offers modern, bright and spacious open plan living, kitchen and dining areas on the ground floor plus four bedrooms and three bathrooms on the other two floors. An electric Air Source Heat Pump provides hot water and central heating.

The ground floor living accommodation opens onto a beautifully landscaped private rear garden via double doors. A hallway and further door open onto the communal courtyard to the front. There is also a separate triple garage, including a workshop, plus a large potting shed and storage area. An electric Air Source Heat Pump provides hot water and central heating.

Yeabridge court is situated down a quiet country lane on the outskirts of South Petherton, a beautiful Somerset village set in attractive surrounding countryside yet just half a mile from the A303 road. The village offers a wide range of independent shopping facilities, two schools, library, excellent pub, churches, hospital, doctor and veterinary surgeries, chemist, tennis and bowling clubs and the acclaimed restaurant Holm. There are bus services to neighbouring towns and villages. Yeovil is 10 miles, Crewkerne (mainline station to Waterloo) 6 miles, Ilminster 6 miles, the county town of Taunton (M5 Motorway and mainline station to Paddington) 18 miles, and the south coast at Lyme Regis 22 miles.

Since purchasing the property from new in 2022, the current owners have undertaken a series of improvements to the property to include: Antique Oak flooring to the ground floor with 100% NZ wool carpets to all other rooms and stairs (with exception of bathrooms). White timber shutters to all windows and doors. Various additions and improvements to the kitchen and recessed LED lighting in all areas except first floor landing and cupboards.

A communal courtyard forms the centre of the development, providing access to the front door. Timber cladding compliments the honey-coloured stone of the buildings. To the rear, a generous lawn and terrace provides a secluded seating area fenced with willow panels and landscaped with laurel and a variety of roses. The patio was replaced and extended by the current owners along with pathway lighting in the garden, reticulated rainwater system. Infrared cameras monitor the garage area 24/7 and infrared intruder alarms protect the garden area.











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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			106
(92+)	A		
(81-91)	B	83	
(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	

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.