



**ENGLISH  
HOMES**



**Old Vicarage Gardens, South Petherton, TA13**

**Guide Price: £400,000**

*Freehold*



# Old Vicarage Gardens, South Petherton, TA13

Located in an enviable position and within level walking to the village centre. No. 3 Old Vicarage Gardens is set in a small, no through road. This two/three-bedroom detached property is immaculately presented throughout.

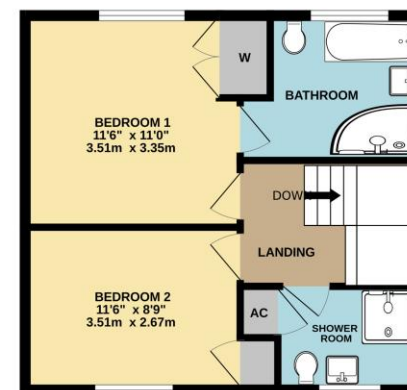
In brief, the accommodation provides, enclosed Porch, spacious Entrance Hall, downstairs cloakroom, dual aspect Sitting/Dining Room, Kitchen, Garden Room, Converted Garage into a Hobby Room/Bedroom 3, two double Bedrooms, Family Shower Room and large en suite Bath/Shower room. Outside is a driveway with ample parking, beautifully planted with mature shrubs and trees and a private stone walled rear garden.

The property benefits from energy efficient electric heating, double glazing throughout, Fischer Aquafficient water heater and new flooring/carpets throughout. The property was previously connected to mains Gas, and this could easily be reinstated.

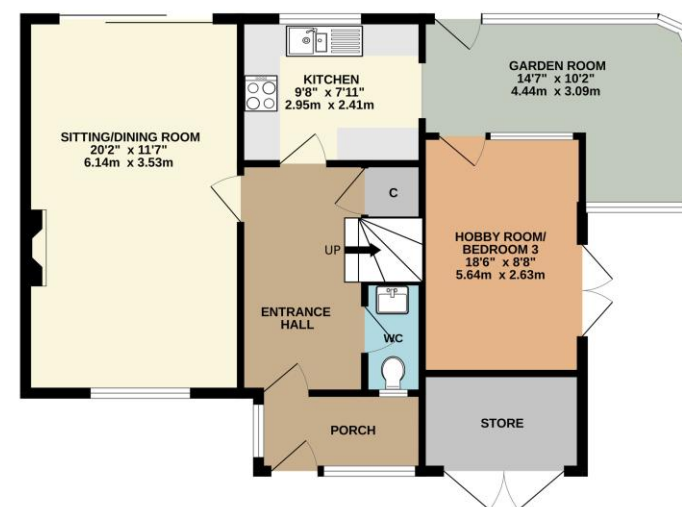
What was the Garage has now been converted to a storage room plus Hobby room/Bedroom3.

A side gate leads to the beautiful and secluded walled rear garden with wooden greenhouse, covered vegetable bed and paved terraced areas, perfect for alfresco dining.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 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+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.