



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

**Guide Price: £530,000**

*Freehold*

# Old Vicarage Gardens, South Petherton, Somerset, TA13

Offered with the benefit of no onward chain.

This spacious and individual three-bedroom detached Bungalow enjoys a South facing garden and backs onto farmland with far reaching rural views.

8 Old Vicarage Gardens is in a sought after, no through road, within easy walking distance of the village centre with its wide range of amenities.

In summary, the accommodation provides an enclosed Porch, Hallway, large Sitting Room with fireplace leading to the Garden room, Kitchen/Breakfast Room, Utility Room, three bedrooms (Master with en-suite Shower Room), Family bathroom. Both bathrooms have been recently modernised. The property benefits from an integral double garage plus ample driveway parking, double glazing, gas central heating and attractive, well-established gardens lie to the front and rear with flower beds and borders, a variety of ornamental shrubs and trees and various paved patio areas. There is also a Greenhouse, Shed, and pedestrian side gate to allow access to the rear with it's fabulous uninterrupted views over open countryside.

GROUND FLOOR  
1464 sq.ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>81</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<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.

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