



Old Vicarage Gardens, South Petherton, TA13

Guide Price: £550,000

Freehold

4 Old Vicarage Gardens, South Petherton, TA13

Offered with the benefit of no onward chain. We are delighted to bring to the market this spacious detached family home in the highly desirable location of Old Vicarage Gardens. The property benefits from a double garage and parking for several vehicles. The village amenities are just a short level walk away.

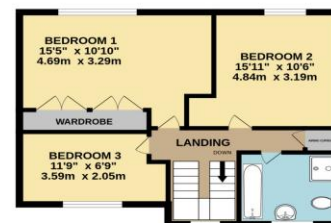
In summary the accommodation provides, enclosed Porch, spacious Entrance Hall, Sitting room, Garden room, Dining room/Bedroom 4, Utility with covered entrance into the Double garage, Cloakroom. Upstairs are two large double bedrooms, one with fitted wardrobes, one small double bedroom and the family bathroom.

From the upstairs rooms you have fabulous uninterrupted views over open countryside.

To the front of the property there is a gravelled driveway with ample parking for several vehicles. A small area of lawn which is bordered by hedging and planted with herbaceous borders. A gate from the front leads into a covered walkway with access the garage and rear garden.

To the rear of the property lies a lovely, enclosed garden with areas of paved patio and lawn. It is planted with flower beds and herbaceous borders giving a lovely mix of flora and fauna. There is a greenhouse, shed and outdoor tap.

1ST FLOOR



GROUND FLOOR



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		
(69-80) C		78
(55-68) D	65	
(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.

English Homes - South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: enquiries@english-homes.co.uk

www.english-homessp.co.uk

English Homes Ltd Registered in England and Wales – 06835306
 Registered office: 20 High St. Glastonburv. Somerset BA6 9DU