



**ENGLISH
HOMES**



Compton Road, South Petherton, TA13

Guide Price: £330,000

Freehold

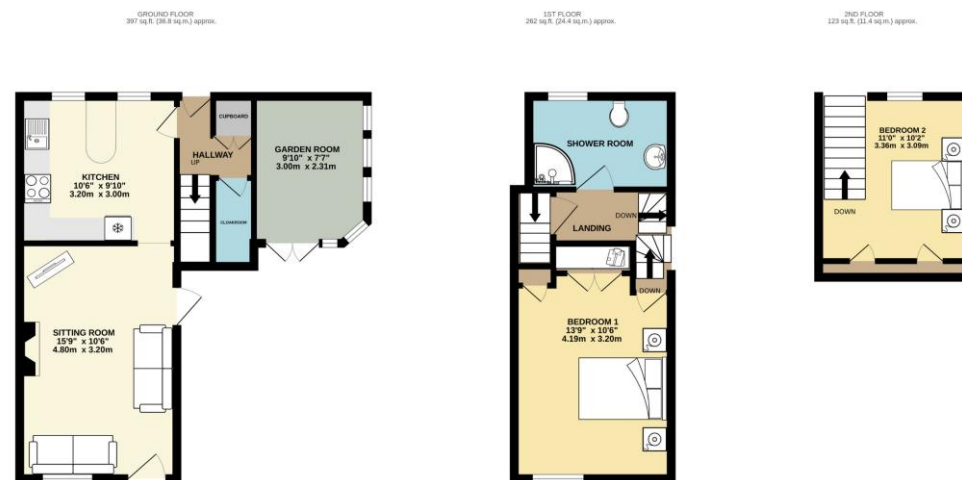
Compton Road, South Petherton, TA13

2 Compton Road is a recently renovated stone cottage finished to a very high standard and presents beautifully and is spread over three floors. Located in the village of South Petherton and just a short walk away from the village amenities.

The accommodation, in summary, comprises; Sitting/Dining room, modern kitchen with breakfast bar, utility room, downstairs cloakroom, Garden room, two double bedrooms with built-in wardrobes/storage, shower room, paved courtyard garden and garden shed. The property benefits from gas central heating and lovely wooden flooring throughout, double glazing and lovely features such as exposed beams, window shutters and window seats. The lovely mix of traditional and modern aesthetics make it a very charming property.

The property can either be accessed from the main front door on Compton Road or via a pedestrian gate leading to the side entrance. There is a pretty courtyard garden, which is mostly paved, ideal for alfresco dining/drinks. There are small areas of herbaceous borders, perfect for Spring planting. The property is enclosed by a high stone wall, making it relatively private and secluded. There is plenty of on-road parking outside the property.

Viewing is highly recommended to appreciate the blend of traditional and modern styling.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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 is given 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		86
(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.