



ENGLISH
HOMES



West Street, South Petherton, Somerset, TA13

Guide Price: £280,000

To be advised

West Street, South Petherton, Somerset, TA13

Offered with the benefit of no onward chain.

We are delighted to be marketing this charming two double bedroom Hamstone cottage close to the centre of South Petherton. Situated on one of most sought-after roads in the village it provides spacious, light and airy accommodation and benefits from a pretty tiered garden and sun deck.

In summary, 70 West Street comprises Sitting room/Dining room, Kitchen, Two double bedrooms, Family shower room, Courtyard garden with steps leading up to a Sun Deck, rear garden with uninterrupted countryside views and plenty of on road parking outside the property.

To the front of the property there is a small area of low maintenance garden which has herbaceous planting and a wooden trellis around the front door; perfect for climbing roses.

At the rear there is a courtyard area/terrace with wooden storage shed, outside tap, pedestrian gate, which is a right of way over the neighbouring cottage to allow access to the front of the cottages. Wooden steps lead up onto the sun terrace and garden beyond. The garden is mainly laid to lawn, with some borders planted with mature trees and shrubs and a covered wooden bench is the perfect spot to enjoy the rural views beyond.

Viewing is highly recommended.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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 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		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

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