



ENGLISH
HOMES



Droeway Close, South Petherton, TA13

**Offers in excess of:
£600,000**

Drovieway Close, South Petherton, TA13

Offered to the market with no onward chain.

We are delighted to bring to the market this beautifully presented detached four-bedroom bungalow, located off one of the most sought-after roads in South Petherton.

Drovieway Close is a small and exclusive development of only 8 properties. With the benefit of an elevated position offering complete privacy 5 Drovieway Close offers superb accommodation comprising Sitting Room, Kitchen, Dining Room, substantial Garden Room, Utility Room, Four Double bedrooms, one is currently being utilised as an office/study, Integrated garage, a well-established rear wrap around garden, terrace and private parking to the front.

The garden lies to the rear of the bungalow with a lovely Summer House, garden outhouse, raised vegetable beds, greenhouse, potting shed, outdoor tap, wood store, water butts, composter, pedestrian gates to both ends of bungalow. An electric awning which is mounted over the terrace provides shade in this pretty south facing garden. A variety of herbaceous borders, shrubs and established trees, including a rare Chinese Holly tree, apple trees, pear, plum and soft fruits which include blackberries, raspberries and rhubarb in the raised beds. To the front of the property there is extensive parking for several vehicles and a single Garage.

Viewing is highly recommended to appreciate the spacious, light and airy accommodation.


GROUND FLOOR
1834 sq.ft. (170.4 sq.m.) approx.



TOTAL FLOOR AREA: 1834 sq.ft. (170.4 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		
(81-91) B		
(69-80) C		
(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.

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