



**St Michaels Gardens, South Petherton, Somerset,
TA13**

Guide Price: £640,000

Freehold

St Michaels Gardens, South Petherton, Somerset, TA13

Key Features

- Substantial 4 bedroom detached village property
- Superbly private corner plot of approx ¼ acre
- New carpets/flooring
- Richly planted south and west facing sunny garden
- Spectacular views towards the church tower
- No onward chain

Offered with no onward chain, Cranes are delighted to bring to market this superbly spacious, four-bedroom detached house located on a quiet corner plot of approximately ¼ acre in St Michaels Gardens. Benefitting from a very private mature and richly planted L shaped garden, which wraps the house to both south and west, there are many wonderful spots for outdoor relaxation and entertaining. Views towards the church tower are provided from both the master bedroom and kitchen – the church tower being spectacularly floodlit at night.

Having recently benefitted from new carpets throughout, with brand new flooring in the kitchen, utility and bathrooms, along with redecoration, this property is a rare find in this particular location on such a wonderful corner plot. With a double garage and ample parking, the property affords a spacious entrance hall, three reception rooms, kitchen/breakfast room, utility room and cloakroom/WC on the ground floor. On the first floor the property benefits from a spacious landing, four bedrooms with ample built in storage, two bathrooms and boarded loft space for additional storage. Heating is via a regularly serviced gas central heating system (recently replaced boiler) and the windows are double glazed.

South Petherton is a beautiful Somerset village set in attractive surrounding countryside yet just half a mile from the A303 road. The village offers a wide range of shopping facilities, two schools, library, pub, churches, hospital, doctor and veterinary surgeries, chemist, tennis and bowling clubs. There are bus services to neighbouring towns and villages. Yeovil is 10 miles, Crewkerne (mainline station to Waterloo) 6 miles, Ilminster 6 miles, the county town of Taunton (M5 Motorway and mainline station to Paddington) 18 miles, and the south coast at Lyme Regis 22 miles.

1ST FLOOR
69.2 sq.m. (745 sq.ft.) approx.



GROUND FLOOR
111.2 sq.m. (1196 sq.ft.) approx.



TOTAL FLOOR AREA TO INCLUDE GARAGE

TOTAL FLOOR AREA : 180.3 sq.m. (1941 sq.ft.) 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		82
(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.