



St James Mews, South Petherton, TA13

Guide Price: £155,000

Leasehold

St James Mews, South Petherton, TA13

Offered with the benefit of no onward chain and located in an idyllic, quiet mews setting yet in the centre of this popular village with all its amenities. Mews Bungalow is a single storey stone barn conversion with the benefit of an allocated parking space and sunny garden and has been redecorated throughout.

The property forms part of a row of similar stone built conversions, all securely tucked away from the main street behind a secure set of iron gates. There is a Gas fired central heating system and timber framed double glazed windows to the front and uPVC window and door to the rear.

South Petherton is a beautiful Somerset village set in attractive surrounding countryside yet just half a mile from the A303 roadway and offers a wide range of shopping facilities two schools, library, pub, bank, restaurant and cafes, post office, churches, hospital, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Accommodation

Part glazed front door to Hallway 11' x 3'3 with tiled floor and space for hanging coats.

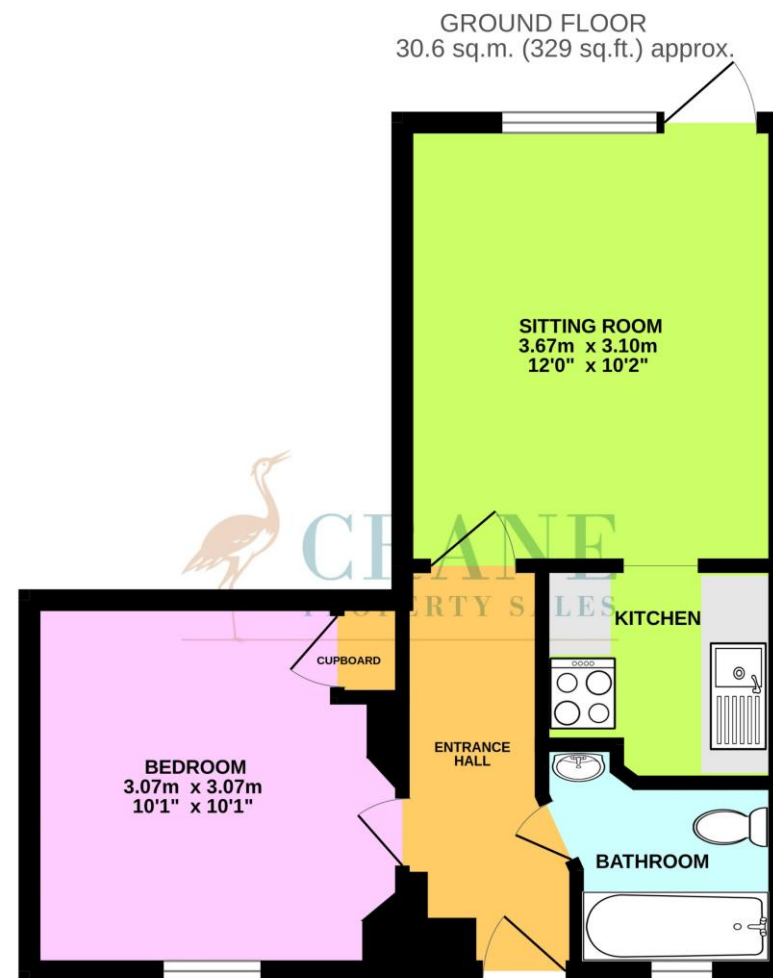
Sitting Room 12' x 10'2 with tiled floor, window and door opening to the courtyard Garden, hatch to loft space and opening to:

Kitchen 6'4 x 5'7 a compact but well laid out room with base and wall units and work surface over, washing machine, wall mounted Gas combi boiler.

Bedroom 10'1 x 10'1 with window to front aspect, newly laid carpet.

Bathroom with panelled bath and shower over, WC, wash hand basin, window to front aspect.

Outside the property is approached either via a pedestrian wrought iron gate with electric security lock straight out to the main high street, or by car from Hele Lane. An allocated parking space is available a few meters away from the front door which opens onto the very pretty mews setting. To the rear of the property is a pretty, sunny gravelled courtyard garden with a timber shed.



TOTAL FLOOR AREA: 30.6 sq.m. (329 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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Crane Property Sales- South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: info@cranepropertysales.co.uk

www.cranepropertysales.co.uk

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 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	72	
(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.