



**The Lodge, Hospital Lane, South Petherton, TA13**

**Guide Price: £375,000**

*Freehold*

# The Lodge, Hospital Lane, South Petherton, TA13

The Lodge is a deceptively spacious three bedroom bungalow located at the top of Hospital Lane and surrounded by its own gardens and far reaching views towards Kingsbury Episcopi and the Somerset Levels beyond. Having undergone a series of recent improvements to include a new Gas boiler and central heating system, new drains, garden landscaping and new kitchen, the property is now offered for sale and ready for the new owner to merely put their own decorative touch on the property if they wish.

In brief the accommodation provides three double bedrooms, two reception rooms, conservatory, kitchen with walk in larder, wet room, hallway and enclosed porch. Previous to the current occupiers, the bungalow, built in 1938, is of historic interest, original built to house the Matron in charge of South Petherton hospital, it remained in the same ownership until 2021. The property and garden form a loose triangle, with the bungalow adjacent to Hospital Lane with off road parking for 2 cars, footpath and fields beyond and the hospital. The property benefits from uPVC double glazing throughout.

## Accommodation

Part Glazed uPVC front door to enclosed Porch 4'2 x 3'6 with timber and stained-glass interior door leading to Entrance Hall with hatch to loft space.

Sitting Room 16'4 x 11'1 (max) with inset Gas fire, glass shelving to alcove, window to side and sliding patio doors to:

Conservatory 13'1 x 11'9 with tiled floor, fitted blinds, French doors to garden tiled floor.

Dining Room 11'5 x 10'1 with window offering far reaching countryside views

Kitchen 11'5 (max) x 11'5 with a range of modern fitted base, wall and drawer units and worktop over. Stainless steel one and a half bowl sink and drainer, space for tall fridge freezer, electric hob with extractor and electric oven under. Picture window offering far reaching countryside views plus further window. Wall mounted Gas boiler. Door to side patio. Door to walk in larder 6'2 x 3' with window and shelving. Agents Note - the vendor has informed us that plumbing is in place should the new owner wish to convert the larder into a WC/cloakroom.

Bedroom One 13' x 10' with window to rear aspect, door to Airing Cupboard with chrome ladder radiator and shelving.

Bedroom Two 10'9 x 10' with window to rear aspect.

Bedroom Three 10' x 8'5 with window to side aspect.

Wet Room with pedestal washbasin, low level WC, obscure window to rear, wet room style shower with electric shower and curtain/rail, chrome heated towel rail.

Outside to the front of the property is off road parking to two cars and landscaped gardens with pathways and beds with shrubs. Pedestrian gate leads round to the back of the property with lawn, patio seating area, flower beds with established planting. The garden leads further around the side of the property to another seating area and brick built outbuilding 10'1 x 6'7 with electricity (and separate consumer unit), and window. There is also an excellent timber shed 10' x 8' with two windows and electricity. This is currently utilised as a workshop.


GROUND FLOOR  
104.5 sq.m. (1125 sq.ft.) approx.



TOTAL FLOOR AREA: 104.5 sq.m. (1125 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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### Disclaimer

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