



St Michaels Gardens, South Petherton, TA13

**Offers in excess of:
£525,000**

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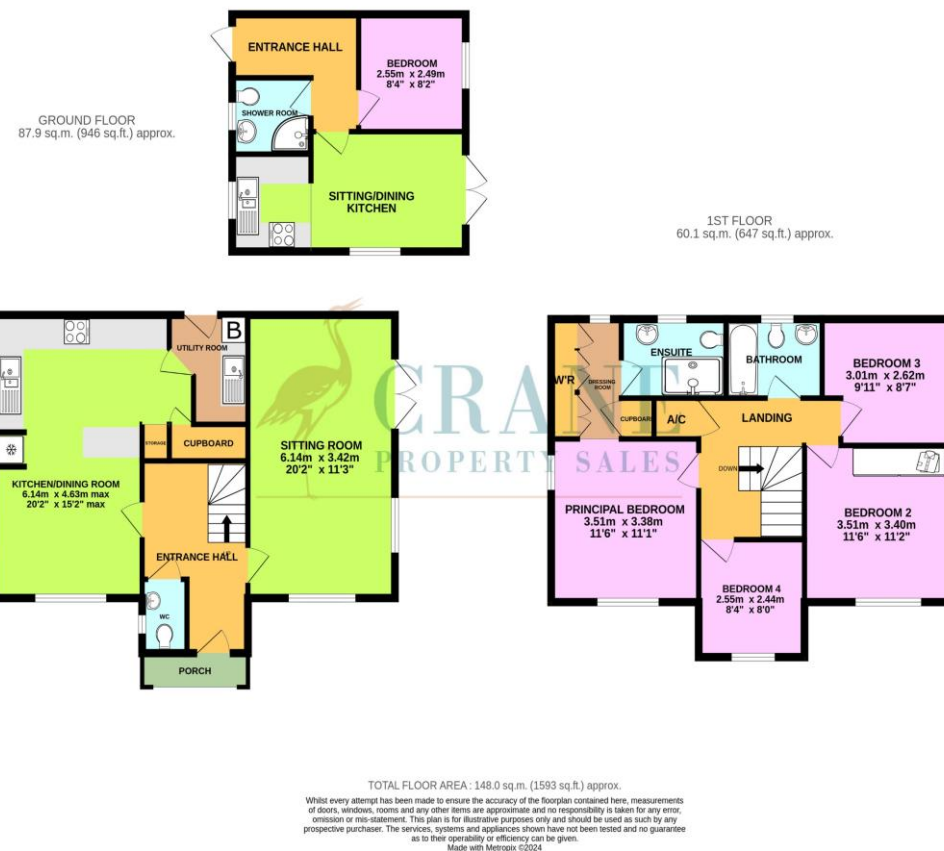
- Substantial detached modern property
- Separate detached 1 bedroom Annex
- Superb opportunity for multi-generational living
- Option for secondary income
- Peaceful location but easy walk to village amenities
- Far reaching views to front
- Perfect family home

This substantial detached property located on the popular St Michaels Gardens development offers a unique opportunity for those looking for that something extra. Alongside the main residence, there is a detached one-bedroom Annex. Entirely self-contained this would be perfect for multi-generational living, happily housing perhaps an older relative, relative with additional needs or young adult. Equally the new owner could benefit from a separate income with short-term/Air B&B style lets subject to any relevant permissions. Additionally, the Annex could provide a space for an alternative work from home business opportunity such as: an area for child minding, a beauty room, dog grooming parlour etc.

Both the main house and annex are extremely well presented and has benefitted from recent renovations and modernisation. The main house offers a beautifully appointed open-plan family kitchen/dining room along with spacious hallway, cloaks/WC and 20' sitting room opening to the private walled garden to the ground floor and four double bedrooms, two bathrooms and useful landing to the first floor. The Annex accommodation provides a dual aspect open-plan sitting room/kitchen with double doors to a garden, double bedroom, shower room and hallway.

The property benefits from Gas central heating and double glazing throughout and modern brushed chrome electrical sockets.

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 independent shopping facilities, two schools, library, excellent pub, churches, hospital, doctor and veterinary surgeries, chemist, tennis and bowling clubs and the acclaimed restaurant Holm. 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.







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		
(69-80) C	72	81
(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.