



The Nook, 68 West Street

South Petherton, Somerset , TA13 5DJ

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A charming one bedroom cottage with its own private garden, planning permission to extend situated in this sought after village.

- Open Plan Sitting/Dining/Kitchen
- Utility Area and Shower Room
- Double Bedroom
- Beautifully Finished
- Gas Central Heating and Double Glazing
- Low Maintenance Rear Garden
- Planning To Extend 23/00784/HOU

GUIDE PRICE £217,000

THE AGENTS SAYS...

The Nook offers a great opportunity, whether you are looking for your first home or the perfect lock up and leave to escape the hustle and bustle of everyday city life. This delightful character cottage which is beautifully presented throughout boasting many original features, could be just what you are looking for, with a private garden adjoining open fields and situated within walking distance of the amenities of South Petherton.

ACCOMMODATION

A stable style door opens into the open plan living area, enjoying a double aspect, with stairs to the first floor, original stone fireplace housing a woodburning stove, built in TV unit and window seat. The kitchen/dining area has been cleverly designed to utilise the space, with cream shaker style units, butler sink and space for a cooker and washing machine. The utility area has space for an under counter fridge and freezer, stable door to the garden, gas boiler & access to the shower room.





On the first floor is a good size double bedroom again enjoying a double aspect, with exposed floorboards, brickwork and beams. There is space for a desk if you need a work from home area and access to the loft space.

GARDENS AND GROUNDS

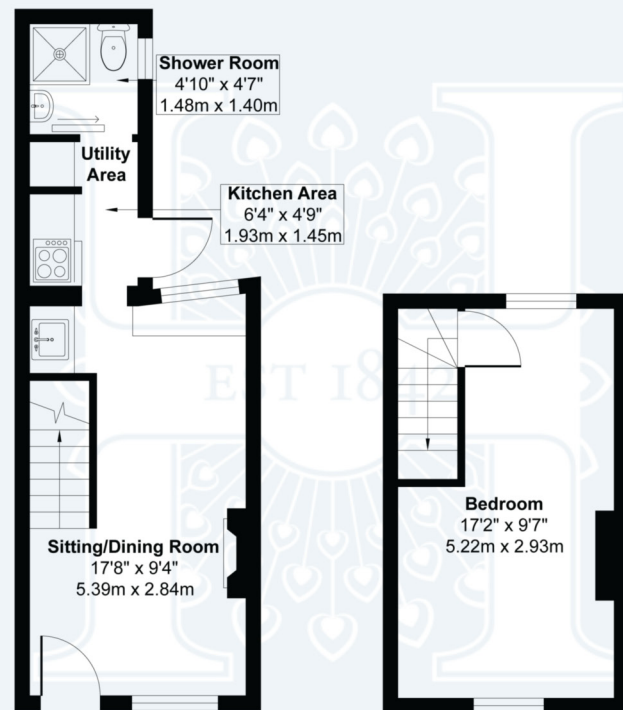
Steps from the courtyard on the ground floor provide access up to the rear garden, which overlooks open fields and laid to gravel with a range of mature shrubs, decked area for seating and enclosed by fencing and trellis.

SURROUNDING AREAS

The historic village of South Petherton offers a good selection of day-to-day facilities including boutique stores, a butcher, bakery, greengrocer, wine merchant, pharmacy, newsagent and along with the restaurant HOLM. The village has an active community spirit and welcomes a revived annual Folk Festival and other local events throughout the year, The David Hall offers a variety of music, arts and culture. Yeovil to the east or the county town of Taunton to the west both offer a wider selection of shopping and recreational facilities. Communication links to the area are good, with the A303 providing links to the A30 and to the M5 at Junction 25. Mainline stations at Castle Cary, Yeovil and Taunton offer regular services to central London and Exeter Airport has a growing number of national and international flights.



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Ground Floor
Approximate Floor Area
223 sq. ft
(20.74 sq. m)

First Floor
Approximate Floor Area
163 sq. ft
(15.13 sq. m)

Approximate Gross Internal Floor Area 386 sq. ft / 35.87 sq. m

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DIRECTIONS

What3words: ///inert.credited.prongs

SERVICES

Mains gas, water and drainage.

LOCAL AUTHORITY

Somerset Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

Current Rating C

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