28, Compton Road

STAGS

28, Compton Road

, South Petherton, Somerset TA13 5EN

A303 1 mile. Ilminster 5 miles. Crewkerne 6 miles. Yeovil 10 miles

A three bedroom end terrace, hamstone house, benefitting from off road parking and spacious gardens and with a useful garden room/studio. EPC Band D

- Favoured Village
- Attractive Hamstone House
- Sitting Room with Log Burner
- Kitchen/Dining Room
- Three Bedrooms
- Delightful Bathroom
- Off Road Parking for 2 Cars
- Larger than average Garden with Studio
- Freehold
- Council Tax Band B

Guide Price £305,000

SITUATION

28 Compton Road is conveniently situated within walking distance of the centre of the thriving and picturesque village of South Petherton. Highly regarded as one of Somerset's most desirable villages, South Petherton offers an excellent range of independent shops, day-to-day amenities, a well-regarded primary school, the acclaimed Holm restaurant, and The Brewers Arms pub and restaurant, providing an enviable lifestyle with everything close at hand.

The village is well positioned for commuters, with the A303 located approximately one mile away, offering excellent road links to London, the South West and beyond. The market towns of Ilminster and Crewkerne are approximately 5 and 6 miles distant respectively, with Crewkerne benefiting from a mainline railway station providing direct services to Exeter and London Waterloo.

The regional centre of Yeovil is within 10 miles, while the county town of Taunton lies approximately 18 miles to the north, offering an extensive range of shopping, leisure and educational facilities.

DESCRIPTION

This attractive three-bedroom end-of-terrace cottage is built principally of characterful hamstone under a slate roof and enjoys a wonderful blend of charm and practicality. The property benefits from uPVC double-glazed windows throughout, together with gas-fired central heating. The accommodation is full of character, featuring a delightful sitting room with an impressive hamstone fireplace and inset multi-fuel stove, creating a warm and welcoming focal point. Adjoining the sitting room is a charming kitchen/dining room, perfectly complementing the property's cottage-style appeal. To the first floor are three bedrooms, served by a beautifully presented family bathroom. Externally, the property offers off-road parking for two vehicles. To the rear is an enclosed courtyard garden with steps rising to a lawned area, which in turn leads to a highly useful garden room/studio, ideal for use as a home office, hobby room, gym, or additional entertaining space.

ACCOMMODATION

Entering the property through a glazed front door, the entrance hall provides a welcoming introduction to the home, with stairs rising to the first floor. The charming sitting room enjoys a wealth of character, centred around an attractive hamstone fireplace with inset wood-burning stove, complemented by a matching hearth and mantel. Additional features include a dado rail, coved ceiling, two wall light points and a window overlooking the front aspect.

Situated to the rear of the property, the kitchen is fitted with a Belfast sink and wooden drainer set within matching work surfaces, together with a range of floor and wall-mounted cupboards and drawers. There is space for a cooker with extractor hood above, as well as space and plumbing for a washing machine. A particularly attractive feature is the hamstone fireplace with inset cast-iron grate and timber mantel over. Further benefits include a window seat, tiled flooring, understairs storage cupboard and a glazed door providing access to the rear garden.

The first-floor landing features a useful boiler cupboard housing the Worcester gas-fired boiler, together with a hanging rail. A loft hatch provides access to the roof space, which is fitted with electric light. Bedroom One is a well-proportioned double room with exposed floorboards and a window to the front aspect. Bedroom Two is another attractive bedroom, also featuring exposed floorboards and a window to the front. Bedroom Three enjoys a pleasant outlook over the rear garden through a rear-facing window. The spacious family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and low-level WC. The room is enhanced by attractive tiled flooring, part-tiled walls and a window to the rear aspect.

OUTSIDE

To the front of the property, a stone retaining wall provides an attractive frontage and separation from the village road. A wooden gate opens onto a pathway leading to the front door. The front garden has been gravelled for ease of maintenance and is well stocked with a variety of shrubs, roses and established planting. To the side of the property is a gravelled driveway providing off-road parking for two vehicles, together with an outside light and gas meter. Beyond the driveway is a useful garden store and a gate leading into the enclosed rear courtyard garden, over which the adjoining cottage benefits from a pedestrian right of way.

Steps rise from the courtyard to a delightful lawned garden featuring a wildflower area, together with a variety of mature shrubs, bushes and trees. A charming rose arch leads through to a further garden area planted with a selection of fruit trees, including plum, damson and cherry, together with fruit bushes incorporating raspberry, blackcurrant and gooseberry varieties. At the far end of the garden is a highly useful garden room/studio, which has been insulated and is approached through double-glazed French doors, making it ideal for use as a home office, hobbies room or studio. Adjoining the garden room is a practical wood store.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

SERVICES

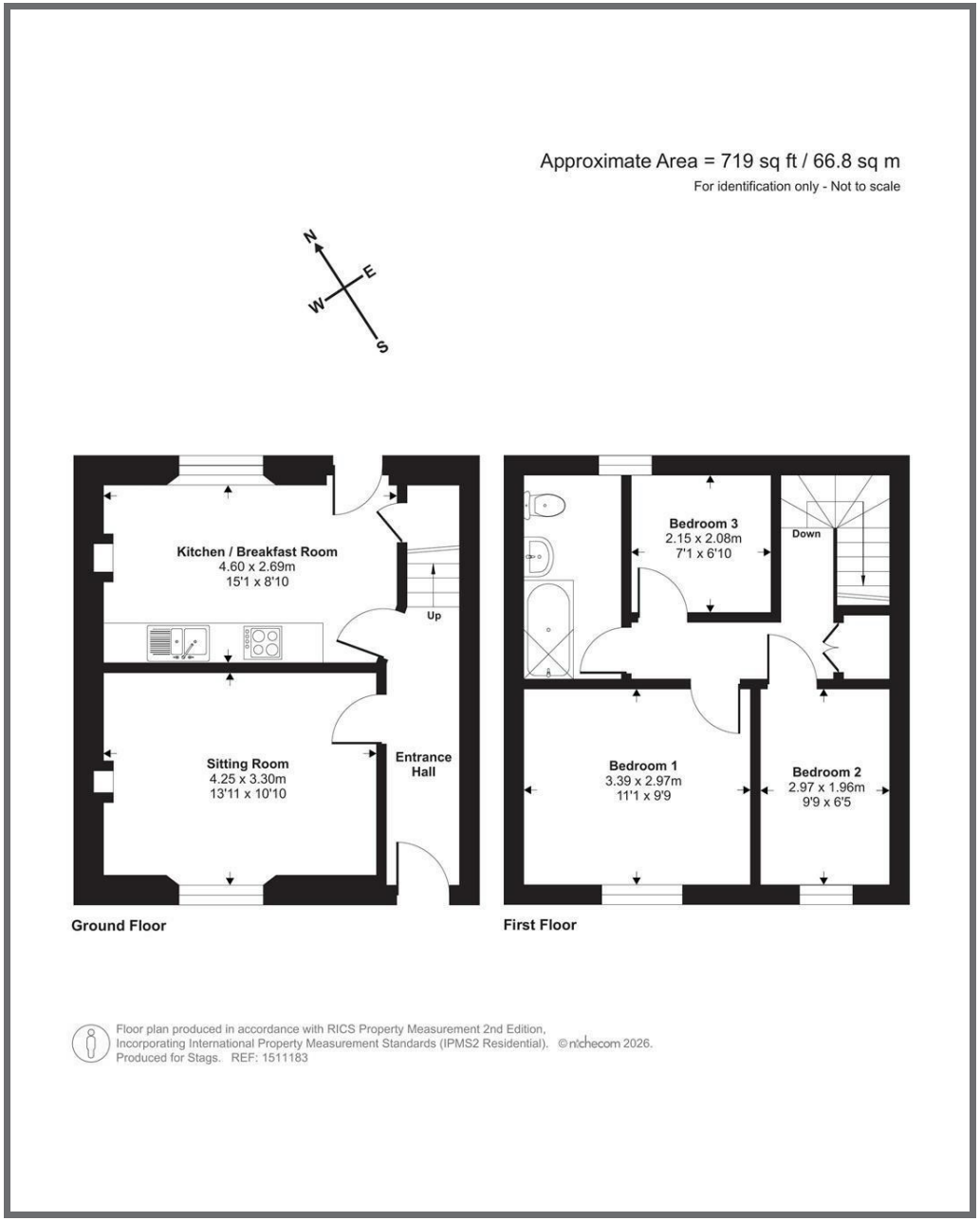
All mains services are connected.
Gas fired central heating.
Mobile Coverage : EE, Three, O2 and Vodafone (ofcom)
Broadband : tandard, Superfast and Ultrafast (ofcom)
Flood risk status : Very low risk (environment agency)

DIRECTIONS

What3words///poodle.showering.global

From South Petherton roundabout proceed into the village centre, passing The Brewers Arms and continue through the main street, bearing left. Continue up the hill to a sharp right hand bend. Continue for approximately 200m, whereupon 28 Compton Road will be seen on the right hand side clearly identified by our For Sale board.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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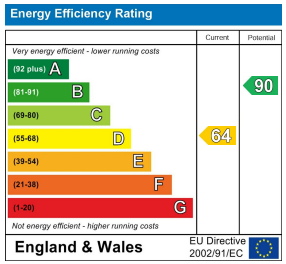

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