



Tenure
Freehold

Energy Performance Rating
Band C (77)

Council Tax
Band F

Services
Mains Electric, Water and Drainage, Gas Fired Heating.

Viewing
Strictly by appointment only via sole selling agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset, TA19 0DJ.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



Guide Price: £575,000
Compton Road, South Petherton,
Somerset, TA13 5EN

Independent Sales, Lettings and Property Management Agents
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Tarr Residential

**48 Compton Road,
South Petherton,
Somerset,
TA13 5EN
Guide Price: £575,000**

- **NO ONWARD CHAIN**
- **Beautifully Extended Edge of Village Detached Period Property**
- **Simply Stunning 30ft Kitchen/Dining/Family Area**
- **Sitting Room and Further Reception Room**
- **3 Double Bedrooms, En-Suite to Master and Family Bathroom**
- **Cloakroom & Utility Area**
- **Double Glazing & Gas Fired Heating**
- **32ft x 22ft L-Shape Workshop**
- **Good Size Mature Garden with Countryside Views**
- **Off Street Parking for a Number of Vehicles**



Entrance

Approach to driveway with off street parking for a number of vehicles with double gates heading the side of the property and further off street parking. Solid wood front door opening to:

Entrance Porch

9' 4" x 4' 8" (2.85m x 1.42m)

Double glazed windows to side aspects and feature window to the front aspect, solid wood flooring, light, solid wood door to:

Inner Hall

A good size inner hall, solid wood flooring, stairs rising to the first floor, radiator, built in under stair cupboard, door to:

Cloakroom

6' 11" x 2' 9" (2.11m x 0.83m)

Fitted with a modern white two piece suite comprising: low level WC, wall mounted wash hand basin with mixer tap and tiled splashback, radiator, extractor.

Kitchen/Diner

30' 0" x 15' 10" (9.14m x 4.82m)

A stunning room with sloped ceiling fitted with a range of wall and base units, rolled edge worktops, inset one and a half bowl sink and drainer with mixer tap over, built in cooker and double oven with warming drawer, gas hob with extractor over, space and plumbing for washing machine and tumble dryer, integrated fridge/ freezer and dishwasher, underfloor heating, island unit with sockets, two Velux windows with black out blinds, double glazed windows to rear and side aspect, double glazed French doors to the patio and garden.

Utility room

13' 0" x 7' 9" (3.95m x 2.35m)

Fitted with a range of wall and base storage units. Part double glazed door to the side aspect, cupboard housing Worcester boiler, tiled floor, smoke detector, radiator, wall mounted thermostat.

Reception Room

12' 8" x 10' 11" (3.85m x 3.34m)

Double glazed window to the front and side aspects, feature fireplace, radiator, solid wood flooring.

Sitting Room

18' 1" x 14' 0" (5.51m x 4.26m)

Double glazed windows to the front and side aspects, feature fireplace with marble hearth, solid wood flooring, TV and telephone point.

First Floor Landing

Good size landing with access to all first floor rooms, double glazed window to the rear aspect.

Bedroom 1

16' 3" x 11' 8" (4.96m x 3.56m)

Double glazed windows to the front and side aspect, feature fireplace, radiator, TV point, built in wardrobes, access to roof void, part glazed door to:

En-suite

8' 7" x 6' 10" (2.61m x 2.09m)

Fitted with a modern 3 piece suite comprising, walk in shower cubicle with glass front with electric shower, vanity unit with an inset wash hand basin and mixer tap, low level WC, extractor, heated towel rail, radiator, under floor heating, obscure double glazed window to the rear aspect.

Bedroom 2

12' 8" x 11' 0" (3.85m x 3.36m)

Double glazed window to the front aspect, feature window to the side aspect, radiator.

Bedroom 3

12' 8" x 10' 5" (3.87m x 3.17m)

Double glazed window to back and side aspects, radiator, phone point.

Bathroom

7' 7" x 6' 11" (2.31m x 2.12m)

Fitted with a white three piece bathroom suite comprising: Oval bath with wall mounted electric shower over, low level WC, vanity unit with inset wash hand basin. Wall tiling to splash prone areas, heated towel rail, extractor, underfloor heating, obscure double glazed window to the front aspect.

Workshop

32' 5" x 22' 9" (9.87m x 6.94m)

Situated at the bottom of the rear garden, approach via concrete drive, double doors, light and power connected. Solar panels producing income of approx. £800pa.

Outside

The property is situated at the edge of South Petherton and enjoys superb views. The front garden is mainly laid to lawn with mature hedgerows. Timber gates to both side of the property give access to: A good size garden mainly laid to lawn with a selection of beds and borders filled with a variety of trees, shrubs and plants, steps to a raised patio area accessed from the kitchen, timber framed outbuildings and tree house, hard standing to the side of the property and further off street parking. A good size workshop with light and power connected is situated at the far end of the garden.