

Westend View, South Petherton, TA13 5EW

Offers Over £235,000

ORCHARDS ESTATES

Exclusively available through Orchard Estates, this substantial two-bedroom home occupies a desirable end plot within a small, well-established cul-de-sac in the highly sought-after village of South Petherton. Offered to the market with no onward chain, the property presents an excellent opportunity for a straightforward and hassle-free purchase, making it an ideal choice for a wide range of buyers. Call now to arrange your early viewing.

Offers Over £235,000

ORCHARDS
ESTATES









LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach

Situated at the upper end of West End View, this property enjoys a desirable end-plot position with no passing traffic, offering a peaceful setting and enhanced privacy. To the front, a block-paved driveway provides off-road parking and leads to the front entrance, garage, and a convenient electric vehicle charging point.

Ground Floor

Upon entering the property, you are welcomed by a light and airy entrance hallway featuring tiled flooring and a generous understairs storage space for coats, shoes, and household essentials. To your right is the inviting living room, boasting a large front-aspect window that fills the space with natural light. To the rear of the property, the kitchen is fitted with a range of wall and base units and benefits from the continuation of the tiled flooring from the entrance hall, providing a practical and cohesive finish. Leading on from the kitchen is a versatile office or study with wood-effect laminate flooring, perfect for home working or additional living space. Beyond this is the spacious, light-filled conservatory, offering an excellent area for relaxing or entertaining. Patio doors, together with an additional side door, provide convenient access to the rear garden, seamlessly connecting the indoor and outdoor living spaces.

First Floor

Stairs rise from the entrance hall to the first-floor landing, which provides access to two well-proportioned double bedrooms and the family bathroom. The principal bedroom enjoys a large front-aspect window, allowing plenty of natural light to flood the room, while the second double bedroom benefits from a pleasant rear aspect overlooking the garden. Both bedrooms, together with the stairs and landing, are fitted with carpet, adding warmth and comfort throughout the first floor. Completing the accommodation is the family bathroom, fitted with a corner shower cubicle, WC, wash hand basin, and heated towel rail, offering a practical and well-appointed space for everyday living.

Outside

The enclosed private garden provides a wonderful outdoor retreat, featuring a patio area ideal for al fresco dining, entertaining guests, or simply unwinding in peaceful surroundings at the end of the day. Offering a good degree of privacy, the garden also presents an excellent opportunity for the next owner to enhance and landscape the space to their own taste, creating a personalised outdoor haven.







Material Information

- Freehold
- Built C. 1950
- Council Tax Band - B
- EPC - D
- Mains Drainage, Water, Gas and Electric
- Combi Boiler - Located in the garage 5 years old, last serviced 23/07/2025
- Loft - With loft ladder, boarded, with lighting
- Broadband - Ultra Fast 1800Mpbs available (Ofcom Broadband Checker)





01460 477977 or 01935 277977
www.orchardsestates.com
Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

ORCHARDS ESTATES

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.