



43A, Silver Street



**STAGS**

# 43A, Silver Street

, South Petherton, Somerset TA13 5AN

A303 1/2 a mile. Crewkerne 6 miles. Yeovil 10 miles. Taunton (M5 junction 26) 15 miles.

A beautifully presented detached home with an exceptional West-facing courtyard terrace, superb kitchen/dining room with bifold doors, 3 bedrooms, garage and driveway parkin, all within walking distance of the centre of South Petherton. EPC Band C

- Immaculate detached home just off the centre of the village
- Sitting Room, cloakroom with WC
- Family Bathroom
- Stunning walled courtyard
- Council Tax Band D
- Superb kitchen/dining room with bifold doors to outside
- 3 Double Bedrooms (one en-suite)
- Single garage & Parking
- Freehold

## Offers In Excess Of £375,000

### SITUATION

43a Silver Street is set back from the road within walking distance of the centre of the thriving and picturesque Village of South Petherton. The Village is highly sought after and has many independent shops, excellent day to day amenities, Primary School and the acclaimed 'Holm' Restaurant as well as the Brewers Arms make this village such a superb location with everything on the doorstep. The A303 is within a mile linking the village to nearby Yeovil and is within an easy drive of Taunton M5 with mainline railway stations at Castle Cary 30 mins (London Paddington) and Crewkerne (London Waterloo) 15 mins. The property has countryside walks nearby and has the benefit of on road parking opposite the property.

### DESCRIPTION

Within easy walking distance of the centre of South Petherton 43a Silver Street is an immaculately presented detached village house combining stylish interiors with exceptional outdoor entertaining space. Built in 2009 of reconstructed stone with a tiled roof. The property benefits from double glazing, a new front door and gas fired central heating with underfloor heating throughout. There is off road parking in front of the garage and a particular feature of the property is the beautifully enclosed west-facing courtyard, framed by attractive Hamstone walls and thoughtfully landscaped to create a private and highly atmospheric outdoor room. With mature planting, seating areas and direct access from the kitchen through bifold doors, the space is perfectly suited to relaxed summer dining and entertaining. The property would suit a range of buyers including those would wanting a "lock up and leave" property. The accommodation is well laid out with good sized rooms, and it is light and airy throughout.



**ACCOMMODATION**

A paved pathway with a step up to a part glazed front door leads into the entrance hall with stairs turning and rising to the first floor, understairs cupboard and cloakroom with WC and vanity wash hand basin with storage. There is a door to the Sitting Room and to the Kitchen/Dining Room ahead, this is a spacious open plan room with a good range of modern wall, floor and drawer units and working surfaces with sink unit and integrated washer dryer, fridge freezer, dishwasher and range cooker with extractor over. The dining room end of the room has fabulous bifold doors opening out onto the rear courtyard ideal for summer entertaining and there is plenty of room for a large table and chairs. A tiled floor continues from the front door, cloakroom and into the kitchen/dining room. Double doors lead into the sitting room with LVT flooring and this lovely light room links very well with the kitchen. On the first floor there are 3 generous double bedrooms, the principal at the rear with a stylish en-suite shower room comprising shower cubicle, vanity wash hand basin, WC, tiled walls, feature alcove with mirror and towel rail. Bedroom 1 at the front has a wall of built-in mirror fronted wardrobes providing plenty of hanging and shelved storage space. Bedroom 3 at the rear is another lovely double room. There is an airing cupboard on the landing, access to the loft space and the family bathroom is beautifully appointed comprising a bath with shower over and tiled surrounds, a vanity wash hand basin with WC and excellent storage cupboards and a towel rail.

**OUTSIDE**

To the front of the property and behind a low Hamstone wall is an easy to maintain front garden, to the side of the driveway is another low wall with mature hedging and shrubs. The driveway provides off road parking in front of the garage, and a side gate leads up the side and behind the garage to the rear of the property. The garage has an electric up and over door, power, light and the gas fired boiler and there is a door to the rear courtyard. Behind the property is a fully enclosed, private and secluded courtyard with high Hamstone wall and brick wall to the side. This area is paved with a productive Pear tree, room for pots and containers, table and chairs and the bbq. Facing West, the garden gets the afternoon and evening Sun and has easy access to the kitchen/Dining Room through the bifold doors. There is an outside tap and side return storage area.

**VIEWINGS**

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

**SERVICES**

All mains services connected with gas fired central heating and underfloor heating throughout the ground and first floors.  
Flood Risk Status : very low risk (environment agency)  
Broadband : Standard, Superfast, Ultrafast (ofcom)  
Mobile Coverage : EE, Three, O2 and Vodafone (ofcom)

**DIRECTIONS**

What3words///arise.shorter.movies

From South Petherton roundabout proceed into the village passing the school and continue towards the Hospital turning right onto Silver Street. After a short distance the property will be found on the left-hand side 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.



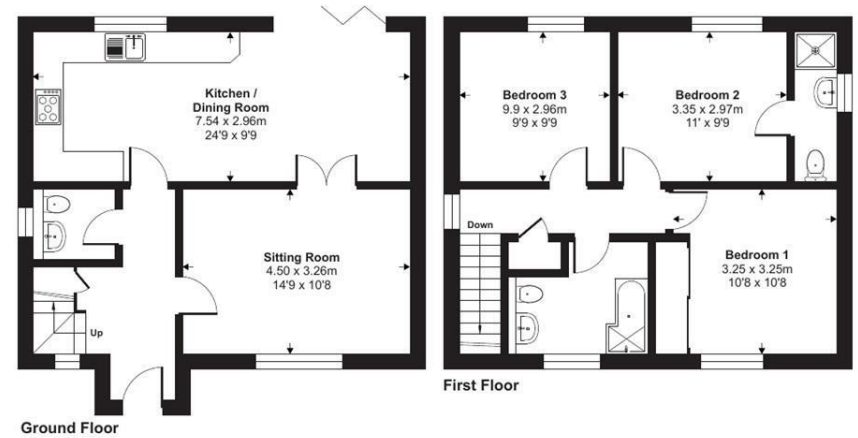
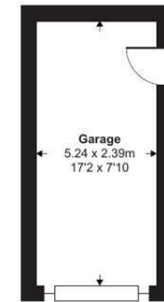
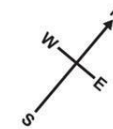
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 77      | 82        |
| EU Directive 2002/91/EC                     |         |           |

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01935 475000

Approximate Area = 1037 sq ft / 96.3 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 1172 sq ft / 108.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1448692



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