

## SOUTH PETHERTON

West End Close, South Petherton, Somerset TA13 5HX

Two and three bedroom houses with parking and private gardens for **Rent to Buy**

AVAILABLE TO RESERVE OFF PLAN



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Stonewater proudly presents a small collection of **two and three bedroom semi-detached houses** in the desirable village of South Petherton in south Somerset. The houses are being offered as part of Stonewater's Rent-to-Buy initiative, which helps customers on the road to home ownership by offering rent at 80% of the market value, enabling them to save for the deposit on a future mortgage.

Each of the properties incorporate a number of energy saving or carbon-reducing features including solar panels and an electric vehicle charging point. Each will also be built to the highly insulated passive house standard – details of any restrictions on drilling into the walls will be given on handover.

All of the houses benefit from a considered interior layout which makes the maximum use of available space. The ground floor features a living room with a designated home office area and double doors leading onto the rear garden. A hall, a separate kitchen or kitchen/dining room and a cloakroom with WC and handbasin complete the ground floor layout. Upstairs are either two double bedrooms or two double bedrooms and a single box bedroom and a contemporary style family bathroom. Each of the properties will be handed over complete with a combination of fitted carpets and vinyl flooring and allocated, off-street parking.

South Petherton is considered to be one of Somerset's most desirable villages having won in 2005 'Somerset Village of The Year' in a countywide competition, as well as in 2011 the second best postcode in England and Wales to raise a family in a UK-wide survey of just under 3,000 postcodes. Today the village is renowned for its distinctive period buildings built from the local honey coloured Hamstone, many of which are home to variety of fashionable independent shops and cafes and, in a former bank building, a Michelin-listed restaurant.

The village is home to two popular pubs: The Brewers Arms on St James Street, a charming 17th-Century family-run free house and The Royal Oak at nearby Over Stratton, a dog-friendly inn which serves contemporary and classic versions of traditional pub food. Everyday shopping needs are catered for by a Co-op and a general store in the village as well as the Trading Post Farm Shop just outside, considered locally to be one of Somerset's best farm shops.

Sports enthusiasts benefit from the local Parish Council-run South Petherton Recreation Ground, which is home to a sports pavilion, a football and cricket pitch, tennis courts, a bowling green, a BMX bike track and, for the younger generation, a children's play area with various equipment. Further afield the village is conveniently located for access to the spectacular Somerset Levels, ideal for walking or simply taking in the beautiful scenery.

South Petherton has two schools: South Petherton CofE Infants and Pre-School for children aged two - to seven-years-old, and South Petherton Junior School, which takes children aged between the ages of seven and 11. Both are rated 'Outstanding' by Ofsted. Older children aged 11 to 18 are catered for by the Wadham School in nearby Crewkerne, which has an Ofsted rating of 'Good'.

The nearest train station to South Petherton is Crewkerne, which is on the West of England mainline from London Waterloo to Exeter. From here regular, direct services are available to Yeovil (nine minutes travel time), Exeter St Davids (51 minutes), Salisbury (58 minutes) and London Waterloo (approximately two-and-a-half hours). Local coach company Berrys Coaches also operates a twice-daily superfast service from South Petherton to London's Hammersmith Bus Garage.

South Petherton benefits from excellent local travel links by car via the main A303 trunk road. Crewkerne and Yeovil are both easy to get to, as is Taunton, slightly further away to the north-west. Bristol Airport, just over 45 miles away, offers flights to more than 100 domestic and European destinations.

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|---|-----------|--------------------------|------------|
| • The Brewers Arms                            | 0.4 miles | • Trading Post Farm Shop | 1.9 miles  |
| • South Petherton Stores                      | 0.5 miles | • Wadham School          | 6.4 miles  |
| • South Petherton CofE Infants and pre-school | 0.5 miles | • Crewkerne Station      | 6.6 miles  |
| • South Petherton Junior School               | 0.8 miles | • Yeovil town centre     | 10.5 miles |
| • South Petherton Recreation Ground           | 0.8 miles | • Bristol Airport        | 45.6 miles |

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## Eligibility criteria

**Plot 9 is under a Section 106 agreement, so eligibility criteria applies:**

An 'Eligible Person' is defined as someone unable to secure suitable accommodation in the open housing market. They must also satisfy one or more of the following criteria:

- They are ordinarily resident in the South Somerset District.
- They are employed or have secured employment in the South Somerset District.
- They have been resident in the South Somerset District for at least 2 of the last 5 years.
- They have family associations within the South Somerset District.
- They are (or are eligible to be entered) on the Homefinder Somerset Register for accommodation in the South Somerset District.
- They are qualified to move to the South Somerset District pursuant to a mobility scheme in which the Council participates.

Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

**Rent to Buy** is a scheme which allows you to rent a home at 80% of the market rent, providing you with the opportunity to save towards a deposit to then go on and buy your own home. Our homes will be let on an Assured Shorthold Tenancy for 5 years giving you plenty of time to build up a deposit, after which Stonewater will provide you with an opportunity to buy 100% of the home you know and love.

[FIND OUT ABOUT RENT TO BUY](#)

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

