



30 Broadlands Avenue, North Petherton, Nr. Bridgwater TA6 6QS

£255,000

GIBBINS RICHARDS 
Making home moves happen

This well presented family home is located in a convenient position within this popular town and within easy walking distance to local amenities. The well proportioned accommodation is extended on the ground floor and comprises in brief; entrance hall, sitting room, large kitchen/dining room, first floor landing leads to three bedrooms and bathroom. The property has an enclosed rear garden and a single garage located nearby. The accommodation is well presented throughout, UPVC double glazed and warmed by mains gas fired central heating. The property is also within close proximity of the Parkersfield recreational field providing an array of childrens playing facilities etc.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

The town of North Petherton lies between Taunton and Bridgwater and offers an excellent range of local amenities. A much wider range of shopping, leisure and financial amenities can be found in both Bridgwater and Taunton which both lie within easy access. The property offers convenient access to the M5 motorway at Junction 24.

EXTENDED
WELL PRESENTED THROUGHOUT
ENCLOSED LOW MAINTENANCE GARDEN
SINGLE GARAGE / OFF ROAD PARKING
UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
MODERN KITCHEN & SANITARY FITMENTS
WALKING DISTANCE TO LOCAL AMENITIES
EASY M5 ACCESS
THREE FIRST FLOOR BEDROOMS





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Entrance Hall

16' 1" x 5' 11" (4.90m x 1.80m) Stairs to first floor. Understairs storage cupboard.

Sitting Room

16' 2" x 10' 1" (4.92m x 3.07m) Front aspect window.

Kitchen/Dining Room

16' 8" x 16' 1" (5.08m x 4.90m) (maximum) (extended) Window and sliding doors to rear garden. Fitted with a matching range of eye and low level units with central island breakfast bar.

First Floor Landing

Doors to three bedrooms and bathroom. Hatch to loft. Door to storage cupboard.

Bedroom 1

14' 5" x 9' 8" (4.39m x 2.94m) Front aspect window. Built-in wardrobe.

Bedroom 2

11' 9" x 9' 0" (3.58m x 2.74m) Rear aspect window. Built-in wardrobe.

Bedroom 3

9' 4" x 6' 10" (2.84m x 2.08m) Front aspect window.

Family Bathroom

6' 10" x 5' 4" (2.08m x 1.62m) Rear aspect obscure window. Fitted with a three piece matching suite with Triton electric shower over bath.

Outside

The rear garden measures approximately - 20' (6.09m) in length by 16' 6" (5.03m) in width. Fully enclosed with timber fencing. Pedestrian gate to rear access path.

Single Garage

The garage is located nearby in a block of two. Off road parking to the front.



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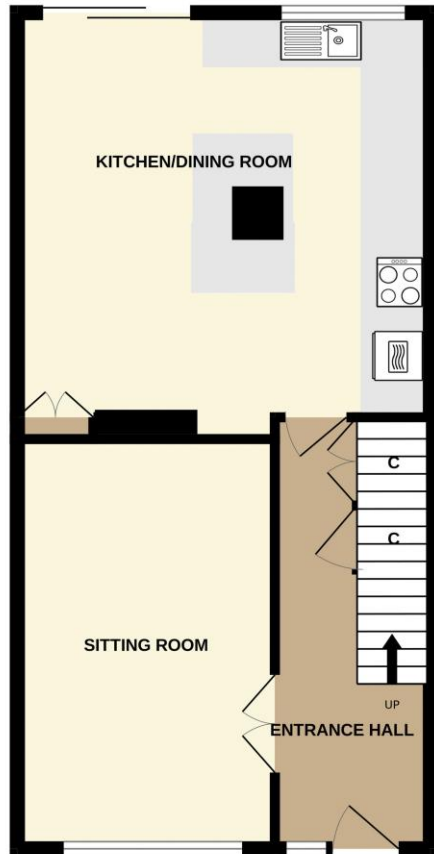


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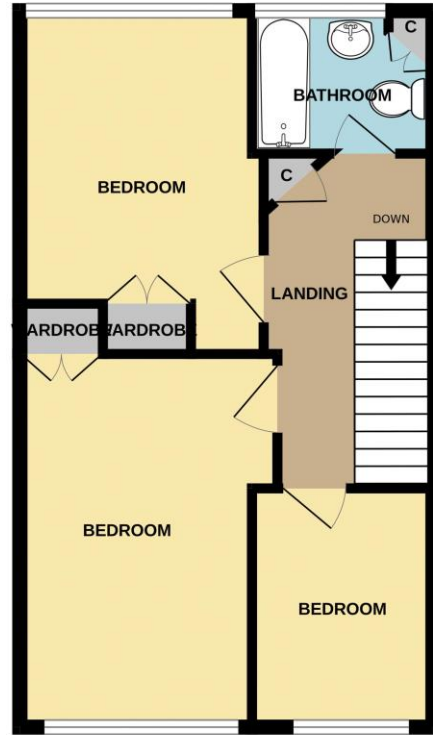


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GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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