



GIBBINS RICHARDS 

20 Shilling Close, North Petherton TA6 6HW

£285,000

GIBBINS RICHARDS   
Making home moves happen

A beautifully presented detached property located in a choice position overlooking fields. The accommodation includes; entrance hall, cloakroom, sitting room with open aspect, beautifully fitted kitchen/dining room, three first floor bedrooms, including en-suite shower room to master bedroom and family bathroom. Landscaped gardens and two car driveway.

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

Constructed only eighteen months ago by Barratt Homes to a pleasing design. This detached property is located in a choice position with a most pleasant aspect over fields. A number of the rooms have dual aspect windows which creates an abundance of light and the property further boasts a number of upgrades from its original specification. The property is located on the 'Royal View' development in North Petherton which boasts a number of day to day amenities to include Tesco Express, medical centre, church, take aways and primary school. For the commuter the property is conveniently located within easy reach of the M5 at Junction 24.

ONLY 18 MONTHS OLD  
CHOICE POSITION OVERLOOKING FIELDS  
GENEROUS SIZE SITTING ROOM  
WELL EQUIPPED KITCHEN/DINING ROOM  
THREE FIRST FLOOR BEDROOMS  
EN-SUITE SHOWER ROOM  
ATTRACTIVE GARDEN  
OFF ROAD PARKING  
NO ONWARD CHAIN





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Entrance Hall  
Cloakroom  
Sitting Room

Kitchen/Dining Room

First Floor Landing  
Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bathroom

Outside

AGENTS NOTE

Storage cupboard and understairs storage.  
6' 2" x 2' 8" (1.88m x 0.82m) WC and wash basin.  
16' 4" x 10' 2" (4.97m x 3.11m) Dual aspect windows with open outlook.  
16' 4" x 9' 10" (4.97m x 2.99m) Beautifully fitted with an attractive range of floor and wall cupboard units with various integrated appliances to include; oven and gas hob, fridge/freezer units, dishwasher unit and integrated washing machine. Concealed gas fired central heating boiler and access to rear garden.

12' 10" x 13' 6" (3.91m x 4.11m) (maximum) Wardrobe recess.

6' 9" x 4' 8" (2.07m x 1.43m) Shower enclosure, WC and wash basin.

12' 5" x 8' 8" (3.78m x 2.64m) (maximum) Dual aspect windows with attractive views. Airing cupboard.

7' 5" x 6' 10" (2.26m x 2.08m) with attractive open views.

6' 3" x 6' 3" (1.90m x 1.90m) Bath and mains mixer shower and screen, wash basin and WC.

To the side of the property, there is a double length driveway. The rear garden has been well landscaped and is warden fenced with decking, patio, timber shed and side access gate.

This property is subject to an annual fee of approximately £190 payable to RV North Petherton Residents Management Company Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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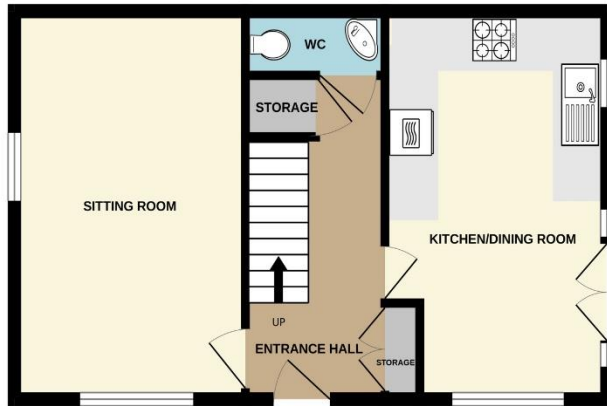


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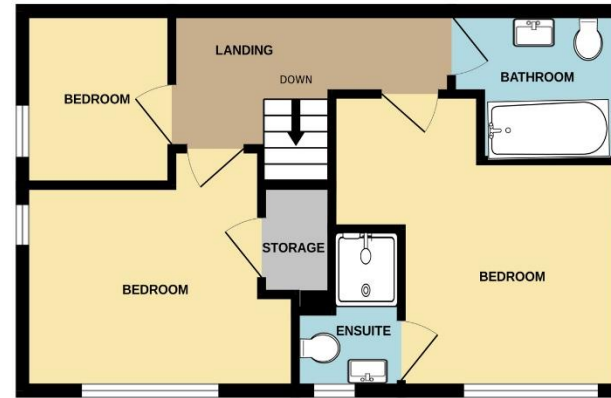


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GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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