



GIBBINS RICHARDS 

2 North Street, North Petherton, Nr. Bridgwater TA6 6TE

£299,950

GIBBINS RICHARDS 
Making home moves happen

An interesting investment opportunity to acquire a large central property which is currently divided into two separate dwellings. On the upper level is a spacious three bedroom home and on the ground floor is a further one bedroom property with its own independent access. Externally the property has gardens to front with an access path and courtyard to the rear and side. There is also a timber garage and off road parking. The property is accessed from a shared private road directly off North Street and the property is located within easy access to all local amenities.

Tenure: Freehold / Energy Rating: E & F / Council Tax Band: B

The town of North Petherton lies between Taunton and Bridgwater and offers an excellent range of facilities as well as easy access to the M5 motorway at Junction 24. Both nearby towns of Taunton and Bridgwater have a mainline intercity railway station.

UNIQUE INVESTMENT OPPORTUNITY
NO ONWARD CHAIN
DEVELOPMENT POTENTIAL
GARDENS & OFF ROAD PARKING
FULL UPVC DOUBLE GLAZING
POPULAR CENTRAL LOCATION
WALKING DISTANCE TO LOCAL AMENITIES





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Ground Floor Flat

Entrance Hall	15' 5" x 5' 10" (4.70m x 1.78m)
Sitting Room	17' 10" x 9' 11" (5.43m x 3.02m) Dual aspect window to front and side.
Bedroom	11' 10" x 10' 11" (3.60m x 3.32m) Dual aspect windows to front and side. Built-in storage cupboard.
Kitchen	10' 10" x 8' 10" (3.30m x 2.69m) Side aspect window. Pantry cupboard.
Shower Room	9' 9" x 2' 11" (2.97m x 0.89m) Fitted with a low level WC, combined shower and sink unit.
Inner Lobby	High level electric fuse boards and door to side passage.
Utility Room	10' 8" x 10' 6" (3.25m x 3.20m) Front and side aspect windows.

Top Floor Flat

Central Hallway	Doors to kitchen, three bedrooms and sitting room. Hatch to loft.
Kitchen	10' 11" x 8' 11" (3.32m x 2.72m) Rear aspect window. Fitted with a range of matching eye and low level units with integrated electric oven and four ring hob with extractor fan over.
Bedroom 1	11' 10" x 10' 11" (3.60m x 3.32m) Dual aspect windows to side and rear.
Bedroom 2	9' 10" x 9' 9" (2.99m x 2.97m) Front aspect window.
Bedroom 3	9' 11" x 6' 7" (3.02m x 2.01m) Side aspect window.
Bathroom	Fitted three piece suite comprising low level WC, wash hand basin and bath.
Sitting Room	15' 4" x 10' 8" (4.67m x 3.25m) Dual aspect windows to front and side. Feature brick fireplace.



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GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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.
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