



GIBBINS RICHARDS 

18 Heathfield Close, North Petherton, Nr. Bridgwater TA6 6RF

£289,950

GIBBINS RICHARDS 
Making home moves happen

Well presented three bedroom semi-detached house with multiple off road parking to the front, single garage and gardens to the rear. The accommodation comprises in brief; spacious entrance hall, sitting/dining room, modern kitchen with built-in appliances, three first floor bedrooms and family bathroom. The property benefits from full UPVC double glazing and warmed by gas central heating.

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

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.

POPULAR LOCATION
THREE BEDROOM SEMI-DETACHED HOUSE
MULTIPLE OFF ROAD PARKING
SINGLE GARAGE
FRONT & REAR GARDENS
WALKING DISTANCE TO LOCAL AMENITIES
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING





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Entrance Hallway	11' 2" x 5' 11" (3.4m x 1.8m) Stairs to first floor. Doors to sitting/dining room and kitchen. Understairs storage cupboard.
Sitting/Dining Room	19' 4" x 12' 10" (5.89m x 3.91m) reducing to 8' 11" (2.72m) ('L' shaped room) Front aspect window and French doors to rear garden.
Kitchen	10' 0" x 7' 11" (3.05m x 2.41m) Rear aspect window. Fitted with a modern range of gloss cream fronted units, built-in oven and microwave, space for dishwasher and low level fridge. Open pantry area. Door to garden.
First Floor Landing	Side aspect window. Doors to three bedrooms and bathroom.
Bedroom 1	11' 1" x 10' 8" (3.38m x 3.25m) Front aspect window. Range of wardrobes.
Bedroom 2	12' 2" x 8' 4" (3.71m x 2.54m) Rear aspect window. Built-in cupboard housing 'Worcester' gas boiler.
Bedroom 3	8' 6" x 7' 8" (2.59m x 2.34m) Front and side aspect windows. Built-in wardrobe over the stairwell.
Family Bathroom	7' 6" x 5' 4" (2.28m x 1.62m) Rear aspect obscure window. Fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and bath with shower over. Vinyl flooring. Heated towel rail.
Outside	To the front of the property there is an area of lawn with concrete driveway in front of the single garage together with additional gravelled parking area for multiple vehicles. To the rear is a fully enclosed garden with concrete area adjoining the property. To the side of the garage is an additional area of garden laid to lawn with patio areas. A Side passageway from the front leads to the rear.
Single Garage	20' 4" x 10' 7" (6.21m x 3.23m) Larger than average with roof storage space. Power and lighting. Space and plumbing for washing machine and tumble dryer. To the rear of the garage there is a wooden door providing access to the outside toilet.



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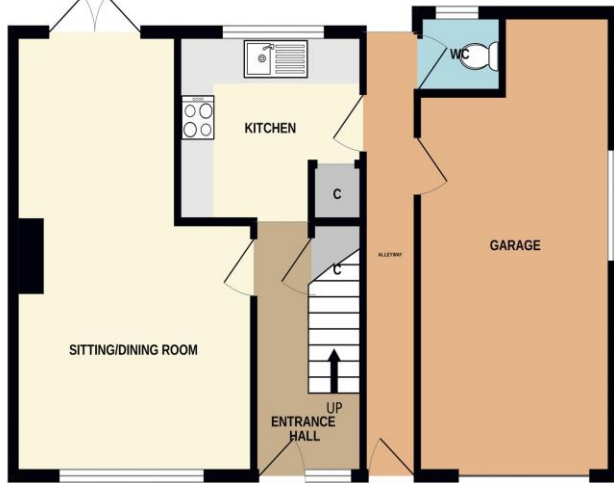


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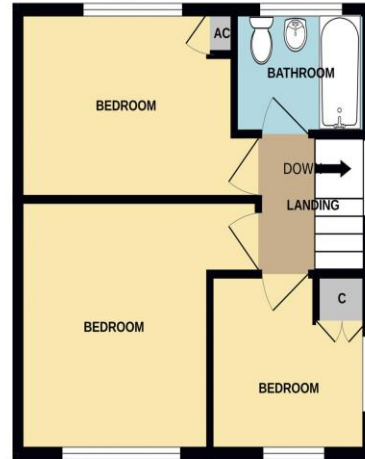


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GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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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