



GIBBINS RICHARDS
Making home moves happen

14 School Fields, North Petherton, Nr. Bridgwater TA6 6QL

£295,000

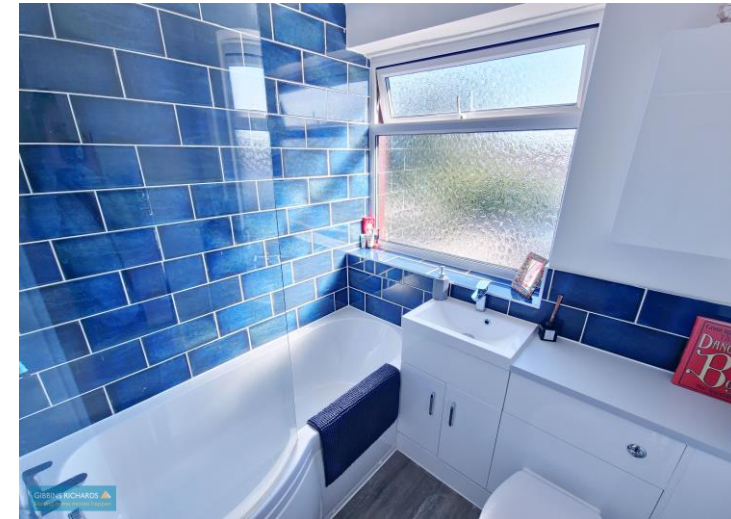
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An immaculately updated and modernized three bedroom semi-detached house in the popular town of North Petherton. The property boasts multiple off road parking, garage, gas central heating, UPVC double glazing throughout as well as mature and well maintained gardens. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, modern fitted kitchen with built-in appliances, conservatory, three first floor bedrooms and family bathroom.

Tenure: Freehold / Energy Rating: D / 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.

IMMACULATELY PRESENTED
THREE BEDROOM SEMI DETACHED HOUSE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
GROUND FLOOR CLOAKROOM
GARAGE / MULTIPLE OFF ROAD PARKING
FRONT & REAR GARDENS
EASY ACCESS TO THE M5 MOTORWAY
WALKING DISTANCE TO LOCAL AMENITIES





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Entrance Porch
Entrance Hallway
Sitting Room

Kitchen

Conservatory

Garage

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Outside

Door to;
Stairs to first floor. Door to;
16' 5" x 9' 10" (5.m x 3.m) Front aspect window. Feature fireplace.

16' 1" x 6' 7" (4.9m x 2.m) Rear aspect window. Modern fitted kitchen with integrated appliances including electric oven, gas hob and dishwasher. Door to understairs storage cupboard. Door to;

16' 1" x 11' 2" (4.9m x 3.4m) Doors to rear garden and garage.

19' 0" x 7' 10" (5.8m x 2.4m) Power and lighting. Cloakroom with low level WC.

Side aspect window. Doors to three bedrooms and family bathroom. Hatch to loft.

13' 1" x 9' 10" (4.m x 3.m) Front aspect window. Built-in wardrobes.

9' 10" x 9' 10" (3.m x 3.m) Rear aspect window.

6' 7" x 5' 11" (2.m x 1.8m) Front aspect window. Built-in storage cupboard.

Rear aspect obscure window. Fitted in a modern suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.

To the front there is off road parking for multiple vehicles with low level stream, graveled area with flower borders. To the rear is a fully enclosed low maintenance garden laid to gravel and patio. A small bridge goes over the rear stream to a further area of patio.



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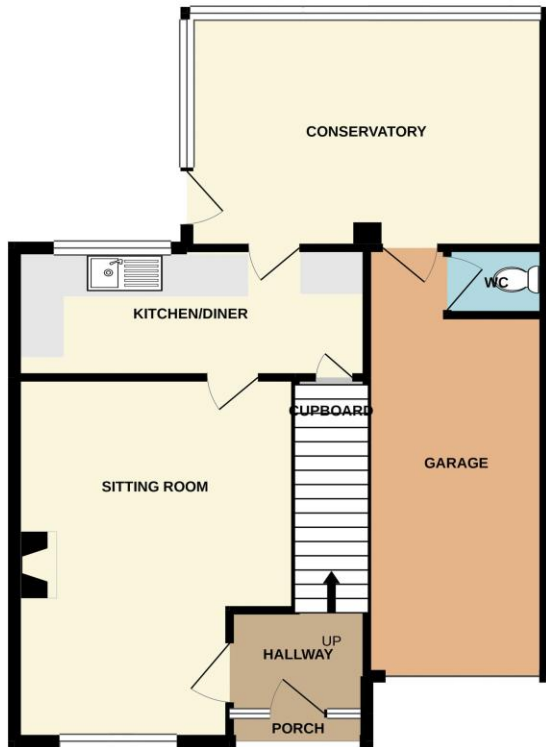


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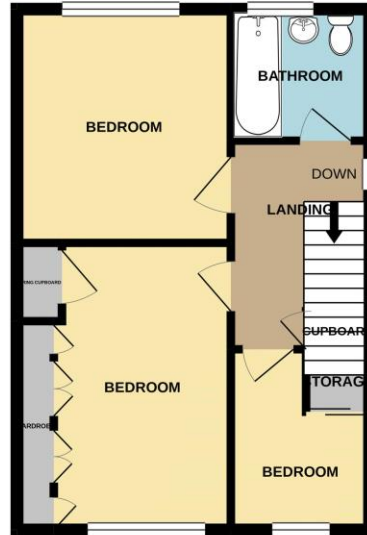


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GROUND FLOOR



1ST FLOOR



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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