



GIBBINS RICHARDS 
Making home moves happen

29 Bridgwater Road, North Petherton, Nr. Bridgwater TA6 6RE
£382,000

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A substantial three storey Victorian property boasting spacious and versatile accommodation including sitting room, dining room, kitchen/breakfast room, lean-to utility room/WC, four first floor bedrooms (one currently being used as a dressing room), bathroom with separate shower, second floor attic bedroom with en-suite shower room. Secure off road parking for two vehicles, generous size enclosed rear garden.

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

An internal viewing is strongly recommended to fully appreciate the size and versatility of accommodation on offer for this wonderful Victorian home. The property is set well back from the main road and is set in generous size gardens with the advantage of secure parking for two vehicles close by. North Petherton is a popular small town providing a number of day to day amenities including primary school education, town hall, Tesco Express, pub, take away, hairdressers, library etc. The M5 motorway at Junction 24 is within easy reach, whilst Bridgwater town centre is just over two miles distant.

SUBSTANTIAL THREE STOREY VICTORIAN HOME
SPACIOUS & VERSATILE ACCOMMODATION
THREE RECEPTIONS
FIVE BEDROOMS
GENEROUS SIZE GARDENS
SECURE OFF ROAD PARKING
GAS CENTRAL HEATING





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Lobby Entrance Hall Sitting Room	16' 0" x 14' 8" (4.87m x 4.47m) with feature cast iron fireplace.
Dining Room	13' 2" x 12' 2" (4.01m x 3.71m) Brick built fireplace.
Kitchen/Breakfast Room	Kitchen Area : 11' 0" x 7' 10" (3.35m x 2.39m) with 'Aga', built-in double oven, gas hob. Breakfast Area : 11' 0" x 9' 8" (3.35m x 2.94m) door to lean-to.
Lean-to Utility/WC	Access to garden and utility/WC. 9' 2" x 8' 0" (2.79m x 2.44m) Vaillant gas fired central heating boiler.
First Floor Landing	
Bedroom 1	13' 5" x 13' 5" (4.09m x 4.09m) (max)
Bedroom 2	12' 2" x 12' 2" (3.71m x 3.71m) with fitted wardrobe unit.
Bedroom 3	11' 2" x 8' 11" (3.40m x 2.72m) (rear)
Bedroom 4/Dressing Room	9' 6" x 6' 0" (2.89m x 1.83m)
Staircase to second floor attic bedroom.	
Attic Bedroom	18' 8" x 12' 5" (5.69m x 3.78m) reducing to 9' 5" (2.87m) with walk-in attic/eaves space.
En-Suite Shower Room	
Outside	To the front of the property mature gardens and parking close by for two vehicles. The rear garden is of a generous size with courtyard, long lawn, large timber shed, decking section, walled and fenced borders. Access from the rear garden leads to secure parking area.



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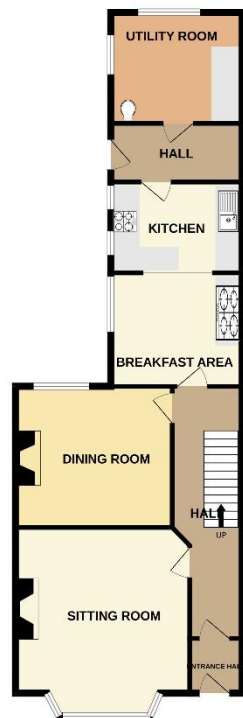


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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD 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.



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk