



GIBBINS RICHARDS 
Making home moves happen

3 Tanner Road, North Petherton, Nr. Bridgwater TA6 6RR
£240,000

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An immaculately presented three bedroom, three storey town house located in this popular modern development within the small town of North Petherton. The property benefits from full UPVC double glazing, warmed by mains gas fired central heating, off road parking for two vehicles and a private and fully enclosed rear garden. The accommodation comprises in brief; entrance porch, sitting room, inner lobby leading to downstairs cloakroom and a modern fitted kitchen/diner. To the first floor are two good size bedrooms and family bathroom and to the second floor is the master bedroom with en-suite shower room.

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

North Petherton provides an excellent range of local amenities, the property also lies within easy access to Bridgwater's town centre which offers a superb range of shopping, leisure and financial amenities. The nearby towns of Bridgwater and Taunton offer easy access to the M5 motorway as well as mainline intercity railway stations.

THREE BEDROOM, THREE STOREY TOWN HOUSE
MODERN DEVELOPMENT / POPULAR LOCATION
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SOWER ROOM
FULLY ENCLOSED REAR GARDEN
FULL UPVC DOUBLE GLAZING / GAS CENTRAL HEATING
IDEAL FAMILY HOME
BUILD GUARANTEE STILL REMAINING
LOCATED ON A BUS ROUTE FOR HINKLEY POINT
VIEWING RECOMMENDED



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Entrance Porch
Sitting Room

Inner Lobby
Cloakroom
Kitchen/Diner

First Floor Landing
Bedroom 2

Bedroom 3

Family Bathroom

Second Floor Landing

Bedroom 1

En-Suite Shower Room

Outside

Leading to;
14' 7" x 11' 9" (4.44m x 3.58m) Front aspect window.

Doors to cloakroom and kitchen.
Low level WC and wash hand basin.
11' 7" x 8' 9" (3.53m x 2.66m) Rear aspect window and French doors to garden. Modern wall and floor cupboard units with integrated electric oven and gas hob. Space and plumbing for washing machine.

Doors to two bedrooms and family bathroom.
11' 9" x 8' 9" (3.58m x 2.66m) Dual front aspect windows.

11' 9" x 9' 0" (3.58m x 2.74m) Rear aspect window.

7' 9" x 5' 5" (2.36m x 1.65m) Low level WC, wash hand basin and bath with overhead shower. Heated towel rail.

Door to master bedroom and storage cupboard.

17' 4" x 8' 3" (5.28m x 2.51m) Front aspect window. Door to;
11' 0" x 5' 3" (3.35m x 1.60m) Rear aspect Velux window. Low level WC, wash hand basin and walk-in shower.

Off road parking for two vehicles. The rear garden is fully enclosed and laid to patio and lawn. Rear access gate.

AGENTS NOTE

This property is subject to an annual fee of approximately £293.64 payable to Remus Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.





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