

Making home moves happen

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



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







## 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

Outide

## 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.

Leading to;

aspect windows.

shower. Heated towel rail.

basin and walk-in shower.

lawn. Rear access gate.

window.

cupboard.

window. Door to;

window.

14' 7" x 11' 9" (4.44m x 3.58m) Front aspect

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

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

7' 9'' x 5' 5'' (2.36m x 1.65m) Low level WC, wash hand basin and bath with overhead

17' 4'' x 8' 3'' (5.28m x 2.51m) Front aspect

11' 0'' x 5' 3'' (3.35m x 1.60m) Rear aspect Velux window. Low level WC, wash hand

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

Door to master bedroom and storage

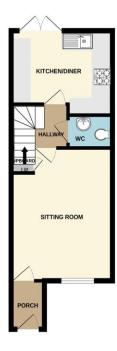
Doors to cloakroom and kitchen.

Low level WC and wash hand basin.



GROUND FLOOR

FIRST FLOOR







SECOND FLOOR





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 itsustative purposes only and should be used as such by any xospective purchaser. The services, systems and applicances shown have no been tested and no guarantee as to their operability or efficiency can be given. Made with Meetox c 2025

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.

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