



GIBBINS RICHARDS 
Making home moves happen

2 Old Road, North Petherton, Nr. Bridgwater TA6 6TF
£575,000

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A detached Grade II Listed period property set in extensive gardens with ample off road parking and various outbuildings. The main accommodation comprises; snug, sitting/dining room, kitchen/breakfast room, study, downstairs bathroom, utility, three bedrooms to the first floor and shower room. Gas central heating.

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

An early viewing is strongly advised to fully appreciate this character detached cottage boasting extensive private gardens backing onto fields. The property is located in the sought after small town of North Petherton which is located between the county town of Taunton and the market town of Bridgwater both providing extensive shopping and leisure facilities. The property is ideally placed within a short drive of the M5 motorway at Junction 24.

- ATTRACTIVE PERIOD COTTAGE
- GRADE II LISTED
- EXTENSIVE GARDENS
- TIMBER LODGE & SUMMERHOUSE
- MULTIPLE OFF ROAD PARKING
- GARAGE/WORKSHOP
- CONVENIENT REACH TO LOCAL FACILITIES
- EASY ACCESS TO THE M5 MOTORWAY





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Entrance Hall
Snug

Airing cupboard containing a hot water pressurized tank. 14' 8" x 14' 2" (4.47m x 4.31m) with brick built fireplace containing a wood burning stove. Lead light windows, understairs storage.

Sitting/Dining Room

27' 9" x 10' 8" (8.45m x 3.25m) widening to 14' 8" (4.47m) to dining area. Brick built fireplace containing wood burning stove. Leaded light window. Exposed ceiling beam. Display niche. Leaded light window to dining area.

Bathroom
Utility

6' 9" x 6' 2" (2.06m x 1.88m) including over bath shower. 8' 11" x 5' 0" (2.72m x 1.52m) containing gas fired central heating boiler. Door to study. Cupboard with plumbing for washing machine. Door to outside.

Study

Kitchen/Breakfast Room

10' 0" x 6' 0" (3.05m x 1.83m) (max)

21' 10" x 10' 5" (6.65m x 3.17m) reducing to 8' 8" (2.64m) in part. Range recess. Storage cupboards. French doors to rear garden. Miley tiled flooring. Doors to three bedrooms and shower room.

Bedroom 1

13' 8" x 9' 5" (4.16m x 2.87m) Wall to wall built-in wardrobes. Leaded light window.

Bedroom 2

12' 5" x 7' 10" (3.78m x 2.39m) with leaded light window.

Bedroom 3

Shower Room

9' 2" x 8' 2" (2.79m x 2.49m) with leaded light window. Containing a corner shower enclosure, low level WC and wash hand basin. Heated towel rail.

Outside

Walled front gardens. Side gate leading to a long block paviour driveway which in turn leads into extensive gravelled driveway providing multiple off road parking, turning bay and driveway leading to a detached GARAGE/WORKSHOP with light and power. The gardens are a particular feature of the property and divided into four sections with extensive lawn areas, mature shrubs and trees, ornamental fish pond, pergola, fruit cage, summerhouse. Conifer screen with archway to a further extensive garden area which is predominantly laid to lawn with mature trees and specimen plants and shrubs, vegetable beds and caged vegetable section. Potting shed area. Timber storage shed. Compost area. The rear garden benefits from an open aspect over its rear boundary. Timber Lodge - Decking plant form. The lodge contains a kitchen area.



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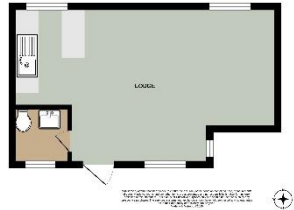
GROUND FLOOR



FIRST 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 for 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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