

August Bungalow, Whiting Lane, North Petherton, Nr. Bridgwater TA6 6PU £350,000

GIBBINS RICHARDS A
Making home moves happen

Immaculate modern three double bedroom detached bungalow situated in a tucked away location within the desirable village of North Petherton. Close to local amenities, and offering excellent access to major road links the property provides light and spacious accommodation with low maintenance pretty courtyard garden, and off road parking for at least six cars, appealing to those with caravans /motorhomes. Built in 1995 by a local builder for his own occupation, this is a unique opportunity and an early viewing is recommended.

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

A highly individual three double bedroom bungalow offered in excellent condition throughout. In brief the accommodation comprises: enclosed entrance porch, spacious entrance hallway providing access to all rooms, sitting room, kitchen/diner, rear porch, three double bedrooms, shower room, separate toilet, utility room, small bike garage/store. The property is warmed by oil fired central heating and also benefits from upvc double glazing throughout. Externally the property has a pretty south facing rear courtyard garden which is mainly walled, providing a lovely space to relax. To the side of the property there are two timber sheds one with power and lighting. To the front of the property there is extensive off-road parking offering scope for a caravan/motorhome as well as parking for multiple vehicles.

MODERN THREE DOUBLE BEDROOM BUNGALOW

QUIET LOCATION IN FAVOURED VILLAGE

EXCELLENT CONDITION THROUGHOUT

EXTENSIVE OFF-ROAD PARKING WITH PLENTY OF SPACE FOR CARAVAN/BOAT

LOW MAINTENANCE SOUTH FACING REAR COURTYARD GARDEN

OIL CENTRAL HEATING - REPLACED BOILER

UPVC DOUBLE GLAZING

EARLY VIEWING ADVISED











Entrance Porch Leading to;

Spacious Entrance Hallway 14' 2" x 10' 1" (4.31m x 3.07m) max. providing access

to all rooms. Two large storage cupboards.

Sitting Room 16' 4" x 11' 8" (4.97m x 3.55m) with multi-fuel stove,

french doors to rear garden.

12' 8" x 9' 9" (3.86m x 2.97m) fitted with a modern

range of high gloss wall and floor cupboards.

Window overlooking rear garden and door leading to

rear porch providing access to garden.

Master Bedroom 13' 4" x 9' 8" (4.06m x 2.94m) with window to rear. Bedroom 2 12' 7" x 8' 6" (3.83m x 2.59m) with two windows to

front

Bedroom 3 Shower Room

Kitchen/Diner

11' 8" x 9' 9" (3.55m x 2.97m) with window to front. Fully tiled and with modern white suite comprising large walk in shower cubicle with mains fitted shower, inset washbasin, heated towel rail, opaque

window.

Separate Toilet Utility Room Comprising low level w/c and wash basin. Window. 8' 7" x 6' 7" (2.61m x 2.01m) with space/plumbing for washing machine, floor standing central heating boiler, electric shower (not in use) inner door to;

9' 9'' x 8' 2'' (2.97m x 2.49m)

Small Garage Outside

Fully enclosed area to the front with double gates and additional gate providing access to extensive parking area. Side access to rear garden. The south facing rear courtyard garden is fully enclosed and very private, an ideal place to relax. There are two timber sheds to the side of the property one with

power and light.

AGENTS NOTE

The utility room has been created from the utilisation of space to the rear of the garage. The stud partition walling could easily be removed if desired to create a full size garage.







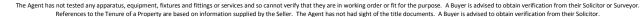
GROUND FLOOR 1090 sq.ft. (101.3 sq.m.) approx.









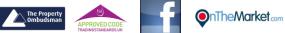


Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









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 £40 + VAT (£48) 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.