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ESTATE AGENTS



12 Hyde Park Avenue, North Petherton, TA6 6SL

£289,000

Available for sale with NO ONWARD CHAIN is this very well presented semi-detached bungalow situated in a small quiet cul-de-sac in the favoured village of North Petherton. The property has beautiful gardens to front and rear, driveway, garage and utility room.

The flexible accommodation briefly comprises porch, hall, lounge, kitchen/breakfast room, conservatory, two double bedrooms and a shower room.

Warmed by gas central heating (replaced in 2024) and double glazed throughout, this delightful bungalow must be viewed to fully appreciate all it has to offer.

The town of North Petherton itself benefits from a good range of local amenities including shops, library, doctor's surgery, dentist surgery, primary school, church, restaurant and public houses and is within easy reach of Junction 24 of the M5.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via double glazed patio doors to:

PORCH

Door and window combination unit to:

ENTRANCE HALL

Doors to lounge, kitchen/ breakfast room, bedrooms and shower room. Radiator. Airing cupboard.

LOUNGE

Dual aspect double glazed windows. Feature fireplace. Radiator.

BEDROOM ONE

Double glazed window to front aspect. radiator.

BEDROOM TWO

Double glazed patio doors to rear aspect. Radiator. Two built in wardrobes.

CONSERVATORY

Dual aspect double glazed windows with patio doors inset. Radiator.

KITCHEN/ BREAKFAST ROOM

Dual aspect double glazed windows. Fitted with a matching range of wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset with mixer tap over. Freestanding cooker to remain with stainless steel chimney style extractor over, splash backs. Space for fridge/ freezer, space and plumbing for a washing machine. Ceiling down lighters, wood effect flooring, radiator. Double glazed door to the garden.

SHOWER ROOM

Rear aspect obscure double glazed window. Fitted with a three piece suite comprising large shower cubicle with shower over, pedestal wash hand basin and W.C.

EXTERIOR

FRONT GARDEN

Predominantly enclosed by dwarf brick walling. Mainly laid to shingle with well stocked flower and shrub beds and borders. Pathway leading to front door and UPVC door to rear garden.

PARKING

On own blocked paved driveway for multiple vehicles.

GARAGE & W.C 17'7 x 8'6 (5.36m x 2.59m)

Single garage accessed via up and over door, power and light connected. Door to W.C and door to the garden.

UTILITY & STORE ROOM

Power connected, rear aspect double glazed window.

GARDEN

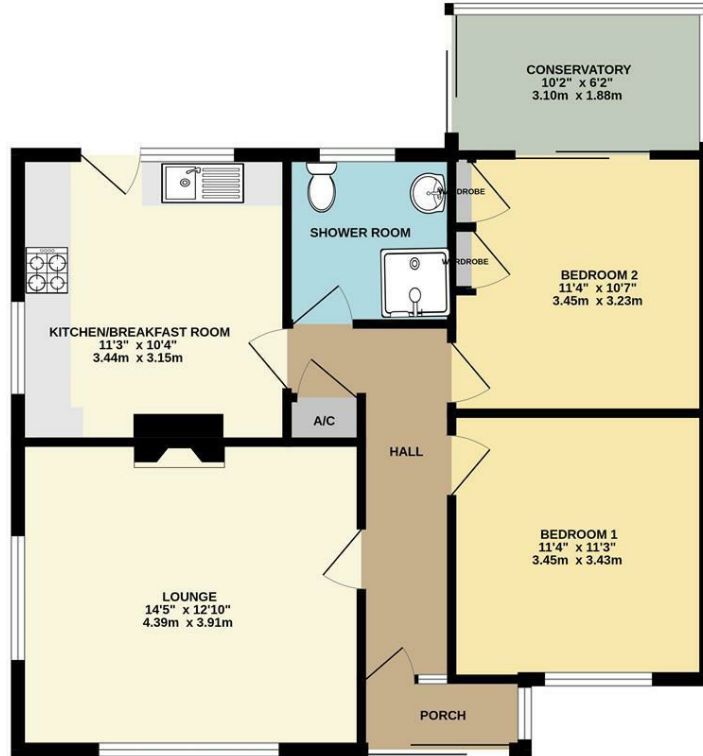
Predominantly enclosed by panel fencing and mature hedges. Mainly laid to lawn with patio adjacent to house and shrub borders. Access to utility room and to the garage.

SERVICES

Mains gas, electricity, water and drainage.

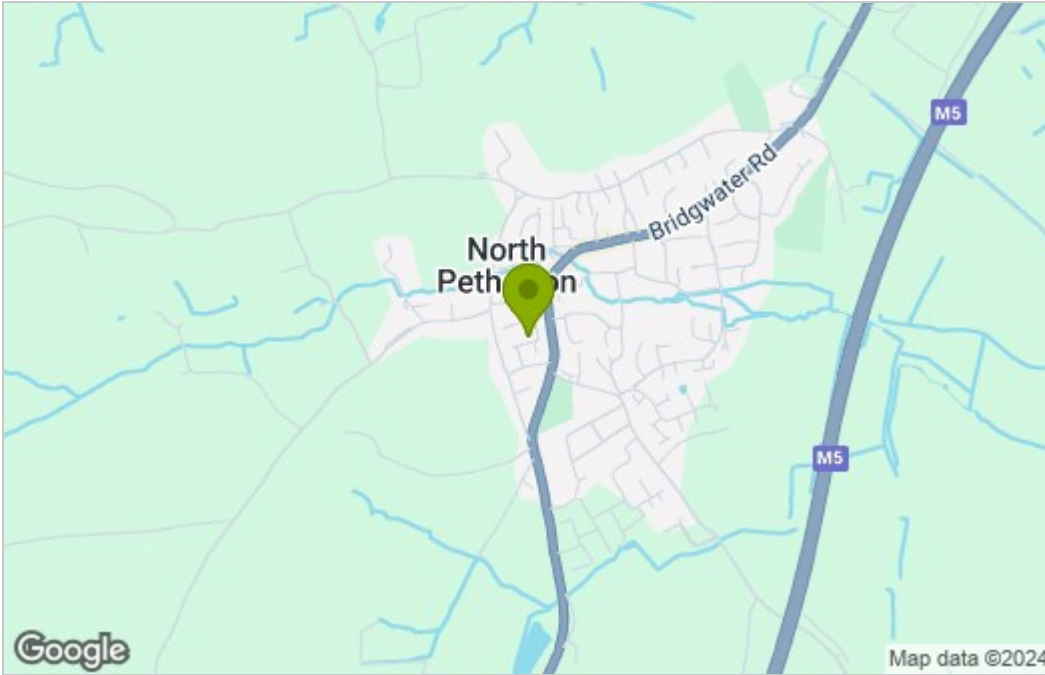
Floor Plan

GROUND FLOOR

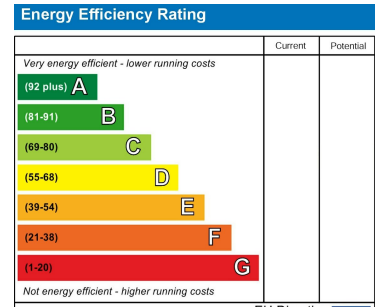


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 1/2024

Area Map

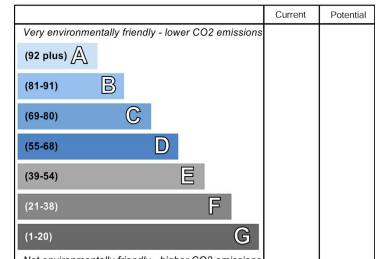


Energy Efficiency Graph



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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