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ESTATE AGENTS



59 Fore Street, North Petherton, TA6 6PY

£225,000

A well presented Victorian terraced house which is situated in the favoured village of North Petherton and conveniently placed for access to the range of amenities. This three double bedroom period home offers spacious accommodation and requires some updating internally.

The property is warmed via gas central heating and is double glazed throughout. The property is offered to the market with NO ONWARD CHAIN and briefly comprises entrance vestibule, hallway, living room, dining room, kitchen, WC and a utility room to the ground floor.

To the first floor are two bedrooms and a bathroom and to the top floor is a further bedroom.

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 wooden front door to:

ENTRANCE VESTIBULE

Wood effect flooring, panelled stained glass door leading to:

ENTRANCE HALLWAY

Wood effect flooring, radiator, stairs rising to the first floor, dado rail, doors to living and dining room.

LIVING ROOM

Front aspect double glazed window, parquet style flooring, radiator, feature fireplace. Double doors to the dining room.

DINING ROOM

Wood effect flooring, radiator, rear aspect window. Brick fireplace with wood burner inset. Picture rail, large under stairs cupboard. Panelled stained glass door to the kitchen.

KITCHEN

Two windows to the side aspect. Fitted with matching wall, base and drawer units with work surfaces over and sink and drainer unit inset. Tiled splashbacks. Cooker to remain with extractor over. Space for fridge/freezer. Tiled floor. Door to WC and door to the utility room.

WC

Obscure side aspect double glazed window. Fitted with a two piece suite comprising wash hand basin and WC. Partially tiled walls, tiled floor.

UTILITY ROOM

Double glazed door and window combination unit to the garden. 'Belfast' style sink. Work surface with plumbing for a washing machine beneath and space for an additional appliance. Tiled floor.

BEDROOM ONE

Two front aspect double glazed windows. Wall of built in wardrobes with sliding doors and mirrors. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in double wardrobe, built in cupboard housing the boiler. Radiator.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a white four piece suite comprising corner bath, separate shower cubicle with shower over, pedestal wash hand basin and WC. Partially tiled walls, wooden floorboards, dado rail.

LANDING

Airing cupboard with radiator, doors to bedrooms and bathroom. Stairs rising to second floor with eaves storage and door to bedroom.

BEDROOM THREE

Double glazed window to rear aspect. Radiator. Eaves storage.

EXTERIOR

FRONT GARDEN

Dwarf wall to front boundary. Laid to chippings.

GARDEN

Low maintenance garden. Outside tap. Timber gate with access.

SERVICES

Gas fired central heating.

Floor Plan

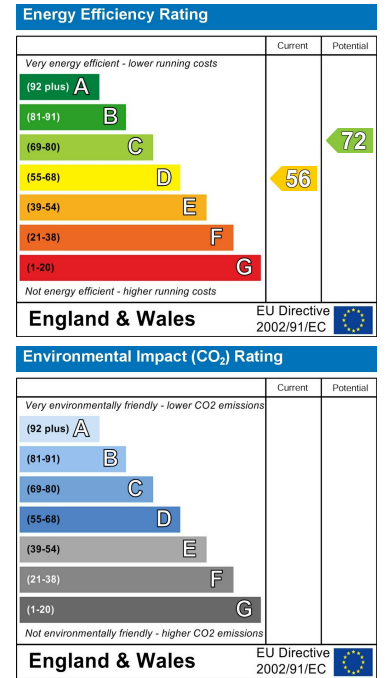


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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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