



35 North Street, North Petherton, TA6 6TE

£995 Per Month

Tamlyns

PROPERTY DESCRIPTION

A two bedroom, detached bungalow located in North Petherton.

Situation

The local area

Local Authority

Sedgemoor District Council Council Tax Band: C

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

bridgwater@tamlyns.co.uk



PROPERTY DESCRIPTION


Description:

Enter the property into entry hallway, to your left is a spacious lounge with gas feature fireplace. Modern kitchen with oak effect units and black granite effect laminate worktops, with integrated cooker hood ****COOKER NOT INCLUDED****. Following through the rest of the property is a modern shower room with walk in shower cubicle, hand wash basin and separate WC/ cloakroom. Two double bedrooms. Bedrooms, lounge and hallway all fitted with beige carpets, walls decorated in 'Egyptian Cotton' throughout. Wood effect vinyl flooring fitted to kitchen and grey vinyl flooring fitted to shower room / WC. *pet may be considered*

Enclosed rear patio space and lawn area to front of the property, garage and driveway space for 1 car.

PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

