



**LET ON FIRST VIEWING
WITH TAMI VNSI**



Pen Close
North Petherton, TA6 6ZH

£1,200 PCM

Tamlyns

PROPERTY DESCRIPTION

A beautifully decorated, two bedroom semi detached house located on Pen Close in North Petherton, Nr Bridgwater, Somerset.

Situation

The local area

Local Authority

Sedgemoor Council Tax Band: B

EPC Rating: B

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:

Modern accommodation offers; pathway leading to front door, entry hallway with cloakroom / WC, modern kitchen with dark blue matte units and white worktops, appliances including cooker hood, integrated oven, hob and dishwasher. Following through the rest of the ground floor, a very spacious lounge / diner, with extra storage cupboard and patio doors leading out to private and enclosed rear garden. Wooden fencing to all boundaries of rear garden, wooden decking to rear and front sections and lawn to middle, shed is also included.

The upstairs floor comprises of two neutrally decorated, good size double bedrooms, both including bed frames and mattresses. Family bathroom suite with shower over bath, WC and hand wash basin.

This property benefits from having two parking spaces to the front of the property, gas central heating and UPVC double glazed windows.

Amenities close by within the village include park, school, shops, pub, bus stops. A 5-10 minute drive Junction 24 off of the M5 motorway.

PETS MAY BE CONSIDERED FOR AN EXTRA £20 PCM.

PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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.

