

Mill Street
North Petherton
Bridgwater
TA6 6LX




JOSEPH CASSON
the estate agency your home deserves





£415,000

- Charming Character Cottage
 - Four Double Bedrooms
- First Floor Bathroom & En-Suite Shower Room
- Three Reception Rooms
- Kitchen/Breakfast Room
- Enclosed Rear Garden
 - Garage & Driveway
 - Gas Central Heating
- Double Glazing
- EPC Rating: C

Offering an abundance of charm and character, located within the ever desirable small town of North Petherton is this spacious, four bedroom (en-suite shower room) detached cottage with parking on own driveway, integral garage and a generously sized rear garden. EPC RATING: C.

ACCOMMODATION

Benefitting from an excellent EPC rating for the age of the property (band C) and retaining the rustic charm associated with a property originally believed to date back to the 17th century with exposed ceiling beams and inglenook fireplace, this exceptional property has accommodation briefly comprising: entrance porch, kitchen/breakfast room, office/snug, lounge and sitting room to the ground floor. Arranged on the first floor and accessed from the attractive characterful landing are four double bedrooms, the largest with en-suite shower room, study area and a family bathroom.

Externally, there is parking to the front and side aspects for two vehicles and an integral garage. To the rear is an enclosed, well established rear garden which is primarily laid to lawn with seating areas and outbuilding providing garden storage.

LOCATION

The town of North Petherton has a good range of amenities, including primary school, church, public houses, shops, restaurant, library, doctors & dentist surgeries. It is also within easy reach of Junction 24 of the M5, and the larger towns of Bridgwater and Taunton.





Council Tax Band

E

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Contact
01823 740051
office@josephcasson.co.uk
www.josephcasson.co.uk

Joseph Casson Estate Agency -
Taunton
2 The Crescent
Taunton
Somerset
TA1 4EA



JOSEPH CASSON
the estate agency your home deserves