

Broadlands Avenue
North Petherton
Bridgwater
TA6 6QS



JOSEPH CASSON
the estate agency your home deserves





£315,000

- Extended Semi-Detached Property
 - Three Bedrooms
 - First Floor Bathroom
 - Lounge
- Open-Plan Kitchen/Dining Room with Bi-Fold Doors to Garden
- Enclosed Rear Garden
- Garage & Driveway
 - Double Glazing
- Gas Central Heating

We are thrilled to present to you this fantastic three-bedroom family home. Prepare to be amazed by its stunning open-plan kitchen and dining room extension, perfect for entertaining guests or enjoying family meals.

Step outside and you'll find a generously sized garden with multiple seating areas, providing ample space for relaxation and outdoor activities. Additionally, this wonderful property boasts a garage and driveway, ensuring convenient parking for you and your loved ones.

Located in the charming town of North Petherton, this home offers a delightful open outlook as it backs onto Parkers Field. Don't miss out on the opportunity to view this spacious and inviting residence.

ACCOMMODATION

This double glazed, gas centrally heated property briefly comprises: Entrance hallway, lounge and open-plan kitchen/dining room with bifold doors leading out onto the garden to the ground floor. Arranged on the first floor and accessed from the spacious landing are three bedrooms and a bathroom. Externally there is a shingled front garden, driveway, garage and an enclosed rear garden which offers multiple seating areas, lawn and mature shrubs & flower borders. The property backs onto Parkers Field. Tenure: Freehold

LOCATION

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.





GROSS INTERNAL AREA

FLOOR 1: 946 sq. ft, 88 m², FLOOR 2: 447 sq. ft, 41 m²

EXCLUDED AREAS: , PATIO: 343 sq. ft, 32 m²

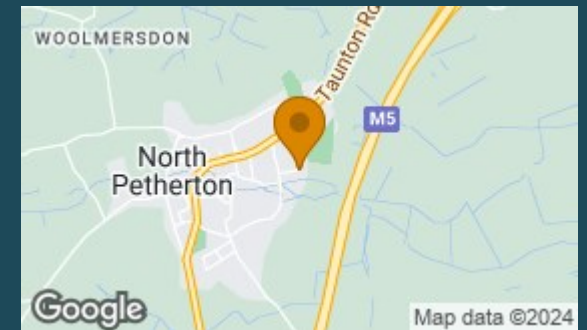
TOTAL: 1393 sq. ft, 129 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band

C

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	

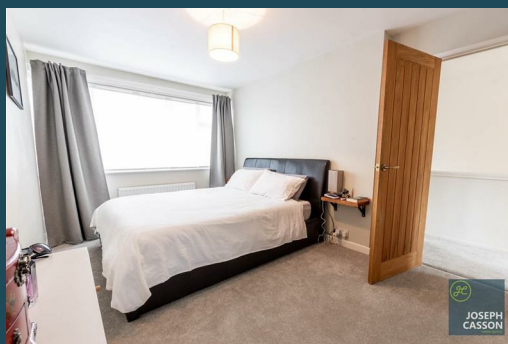


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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