

Glebe Court  
North Petherton  
Bridgwater  
TA6 6ZS



  
**JOSEPH CASSON**  
the estate agency your home deserves









£300,000

- Modern Detached Property
- Constructed By Larkfleet Homes in 2021
  - Three Bedrooms
- Primary Bedroom with En-Suite Shower Room
  - First Floor Bathroom
  - Entrance Hallway
- Open-Plan Living/Dining/Kitchen
  - Enclosed Rear Garden
  - Garage & Driveway

Located within a quiet close in 'The Saxons', Larkfleet Homes modern development in the heart of North Petherton is this superb, three bedroom detached property with garage, driveway and enclosed rear garden, for sale with no onward chain.

## ACCOMMODATION

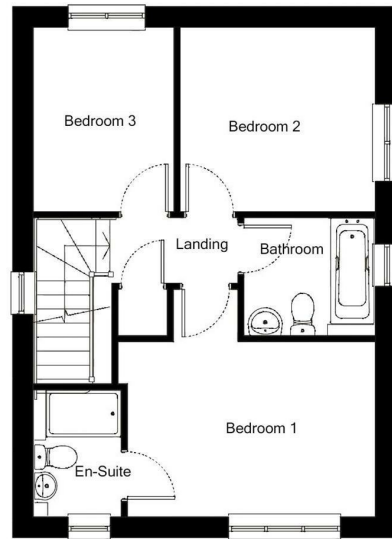
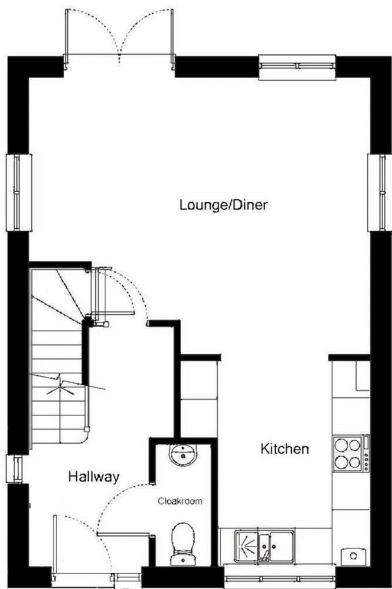
This double glazed, gas centrally heated property briefly comprises: Entrance hallway, cloakroom and an impressive open-plan kitchen/dining/living room with French doors leading out onto the garden. Arranged on the first floor and accessed from the spacious landing are three bedrooms (primary with en-suite shower room) and a bathroom. Externally there is a lawned front garden, garage and driveway directly to the side aspect and an enclosed rear garden which offers multiple seating areas and lawn.

Maintenance charge for the development: £250 per annum.

## 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.





### Council Tax Band

D

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