

Broadlands Avenue  
North Petherton  
Bridgwater  
TA6 6QP



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





£299,950

- Spacious Semi-Detached Property
  - Three Bedrooms
  - First Floor Bathroom
- Open-Plan Lounge/Diner
  - Conservatory
  - Modern Fitted Kitchen
- Ample Parking & Garage
- Enclosed Landscaped Rear Garden
  - EPC Rating: D
  - Council Tax Band: C

Situated in the sought-after small town of North Petherton this enchanting property is perfect for a family looking for a cozy and comfortable place to call home.

As you enter the home, you are greeted by a warm and inviting atmosphere, with a spacious lounge/diner, a modern kitchen, and a delightful conservatory that lets in the sunshine. Upstairs, three bedrooms await, along with a luxurious bathroom with a separate shower.

Outside, the property's garden was like something out of a fairy tale, with lush greenery, colourful flowers, and plenty of space for outdoor adventures. With a garage and a shed for storage, this home truly had everything a family could wish for.

In the heart of North Petherton, this home is surrounded by amenities and conveniences, making it the perfect setting for a happily ever after.

## ACCOMMODATION

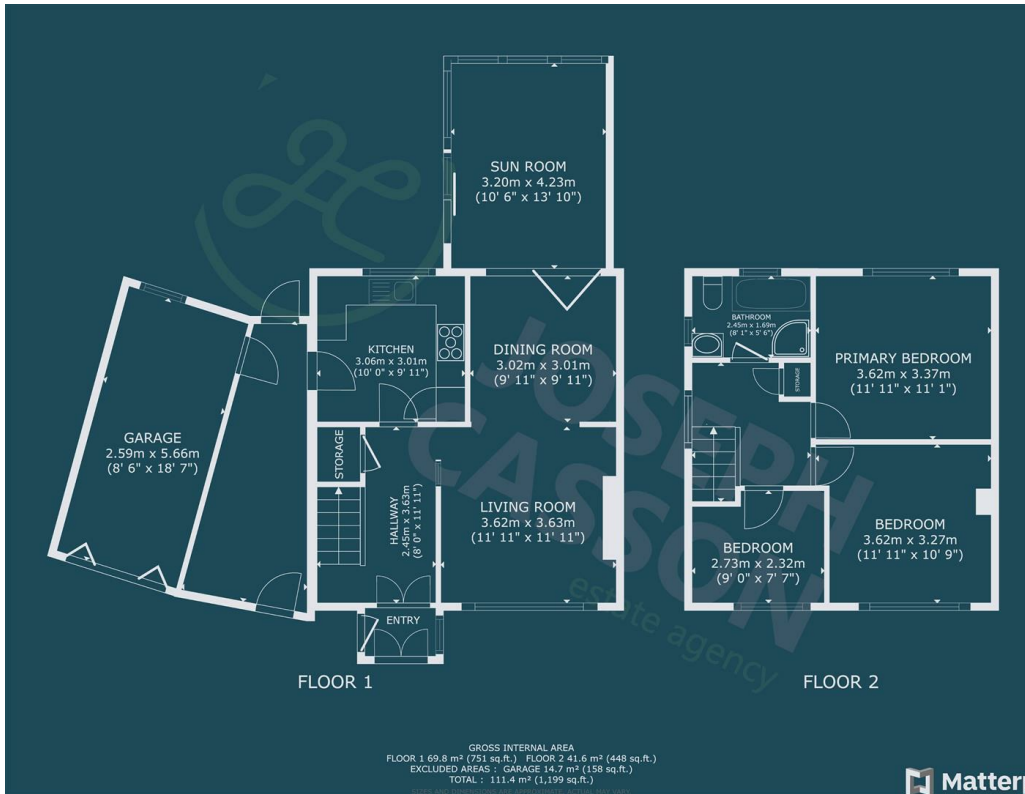
Step right into this cozy and well-equipped home that boasts double glazing and gas central heating. The property features an entrance porch, hallway, spacious lounge/diner, a charming conservatory, modern kitchen, and a convenient pantry/side passageway on the ground floor. Upstairs, you'll find a bathroom with a separate shower and three comfortable bedrooms. Outside, the property offers ample parking space, a garage, and a lovely landscaped rear garden with multiple seating areas, a lawn, flower beds, and a sizable shed. This home has everything you need for comfortable and convenient living.

Please be aware, that this house, along with a few others in the neighborhood, was built in the late 1960s and is a Trusteel construction. We hold a structural report from 02/06/20 that confirms the property's structural integrity is good with no signs of corrosion.

## LOCATION

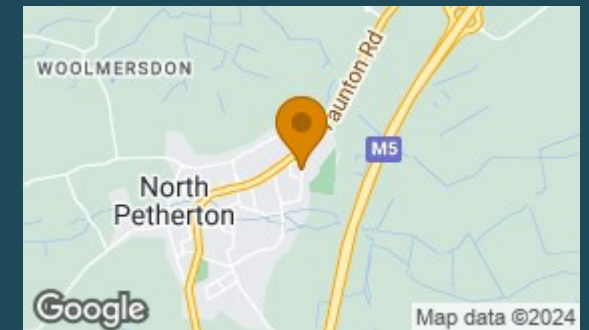
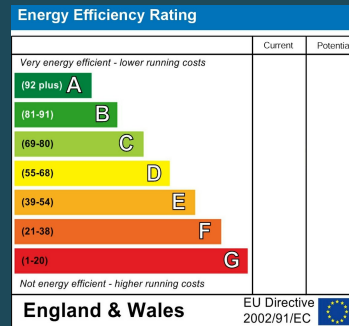
North Petherton offers a fantastic array of amenities for residents to enjoy, from a primary school and church to various shops, restaurants, and pubs. Additionally, the town is conveniently located near Junction 24 of the M5, providing easy access to nearby towns like Bridgwater and Taunton. With doctors' and dentists' surgeries, as well as a library, North Petherton truly has everything you need right at your fingertips.





### Council Tax Band

C



**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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