



**Connells**

Baymead Lane  
North Petherton Bridgwater



## Property Description

Connells are delighted to offer to the market this stunning semi-detached bungalow in the popular village of North Petherton, conveniently located between Taunton and Bridgwater as well as their respective M5 junctions. The village offers many local amenities including popular pubs, restaurants, primary school, doctors surgery and Tesco Express. The property itself has been significantly upgraded in recent years and adapted for low mobility users in areas such as the Wet Room. In brief the accommodation comprises entrance porch, entrance hall, lounge, large kitchen/diner, four bedrooms, wet room and separate WC. To the rear is west-facing garden laid to patio and lawn. A single garage with attached Utility/Store Room is located to the right hand side of the bungalow and there is driveway parking in front for up to three cars. Available with NO ONWARD CHAIN!

### Front Door

Leading into...

### Entrance Porch

Internal door to the...

### Entrance Hall

Doors to the Lounge, Shower Room, WC and all bedrooms.

### Lounge

16' 5" x 13' 9" ( 5.00m x 4.19m )

A spacious and beautifully presented lounge with a television point, wall-mounted radiator and large archway through to the Kitchen / Diner.

### Kitchen / Diner

25' x 12' ( 7.62m x 3.66m )

A particularly generous, open plan room with dual aspect windows to the rear and side, a single door to the rear aspect and sliding patio doors to the rear garden.

The stunning refitted kitchen features a generous range of wall and base units with work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in appliances include an electric double oven, fridge, freezer, dishwasher and wine fridge.

### Bedroom 1

13' 9" x 9' 7" ( 4.19m x 2.92m )

Wall-mounted radiator, window to front aspect and fitted wardrobes/storage.

### Bedroom 2

14' 9" x 7' 8" ( 4.50m x 2.34m )

Wall-mounted radiator, built-in cupboard and dual aspect windows to the rear and side.

### Bedroom 3

10' 10" x 10' 10" ( 3.30m x 3.30m )

Built-in wardrobe, wall-mounted radiator and dual aspect windows to the front and side.

## Bedroom 4

9' 8" x 6' 9" ( 2.95m x 2.06m )

Wall-mounted radiator and window to front aspect.

## Shower Room/Wet Room

A fully equipped wet room with a wall-mounted mains shower, low level WC, bidet and wash hand basin with cabinet storage. Window to side aspect.

## W C

Low level WC and wash hand basin with cabinet storage. Wall-mounted radiator. Window to side aspect.

## Front Garden

A small garden laid to lawn with a ramp leading to the front door.

## Rear Garden

A generous, west-facing garden primarily laid to lawn with a large patio, external power sockets and tap. Side gate leading to the driveway.

## Garage/Utility

The property benefits from a single garage with power, lighting and an up and over door to front. Attached to the rear of the garage is a versatile utility/store room with power and plumbing.

## Parking

Private driveway parking to the front of the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/TTN312073](http://connells.co.uk/Property/TTN312073)**

#### directions to this property:

Entering the village of North Petherton from the south, along the A38, continue past the Tesco Express and Spice Gallery restaurant. Turn right onto Baymead Lane where the property will eventually be located on the right hand side.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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