



Clare Street
North Petherton, Bridgwater, TA6 6RG

Price £245,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming area of North Petherton, this newly renovated detached house on Clare Street/Queen Street offers a delightful blend of modern living and traditional comfort. With two well-proportioned double bedrooms along with Solar panels supplying electric.

Situation

*2 Bedrooms * Open Plan Living Accommodation *Cloakroom * Shower Room * Off Street Parking * Detached House * Village Location.

The local area

Local Authority

Council Tax Band:

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation - All measurements are approximate

Open Plan Lounge / Kitchen / Dining Area

21'7" x 12'9" (6.6 x 3.9)

Front door leading into open planing living accommodation, double glazed window to front, spot lighting, under stair storage cupboard, stairs to first floor.

Kitchen Area : range of wall & base units, built in electric oven & gas hob with extractor over, space and plumbing for washing machine.

Cloakroom

Low level w/c and sink with vanity unit under.

First Floor Landing

Doors leading to

Bedroom 1

13'5" 6'11" (4.09m 2.13)

Obscure double glazed window to side, spot lights, radiator, velux window, loft access.

Bedroom 2

9'10" x 8'6" (3 x 2.6)

Obscure double glazed to side, radiator, spot lights, velux window

Shower Room

Wash hand basin with storage under, extractor fan, low level w/c, double shower cubicle.

Outside

Discription

Nestled in the charming area of North Petherton, this newly renovated detached house on Clare Street/Queen Street offers a delightful blend of modern living and traditional comfort. With two well-proportioned double bedrooms.

As you enter, you are welcomed into an inviting open plan living space that seamlessly combines the reception room and kitchen, creating an ideal environment for both relaxation and entertaining. The contemporary design is

complemented by an abundance of natural light, enhancing the warm and welcoming atmosphere throughout the home.

The property features a stylish shower room, thoughtfully designed to provide both functionality and comfort. The newly renovated interiors boast high-quality finishes, ensuring that you can move in with ease and enjoy your new surroundings from day one.

Outside, you will find off-street parking for one vehicle, a valuable addition in this desirable location. The surrounding area of North Petherton is known for its community spirit and convenient amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood.

With its modern features and prime location, it presents a wonderful opportunity for anyone looking to embrace a comfortable and stylish lifestyle. Do not miss the chance to make this charming house your new home.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered
- Gas Central Heating
- No Flooding in the last 5 years .
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

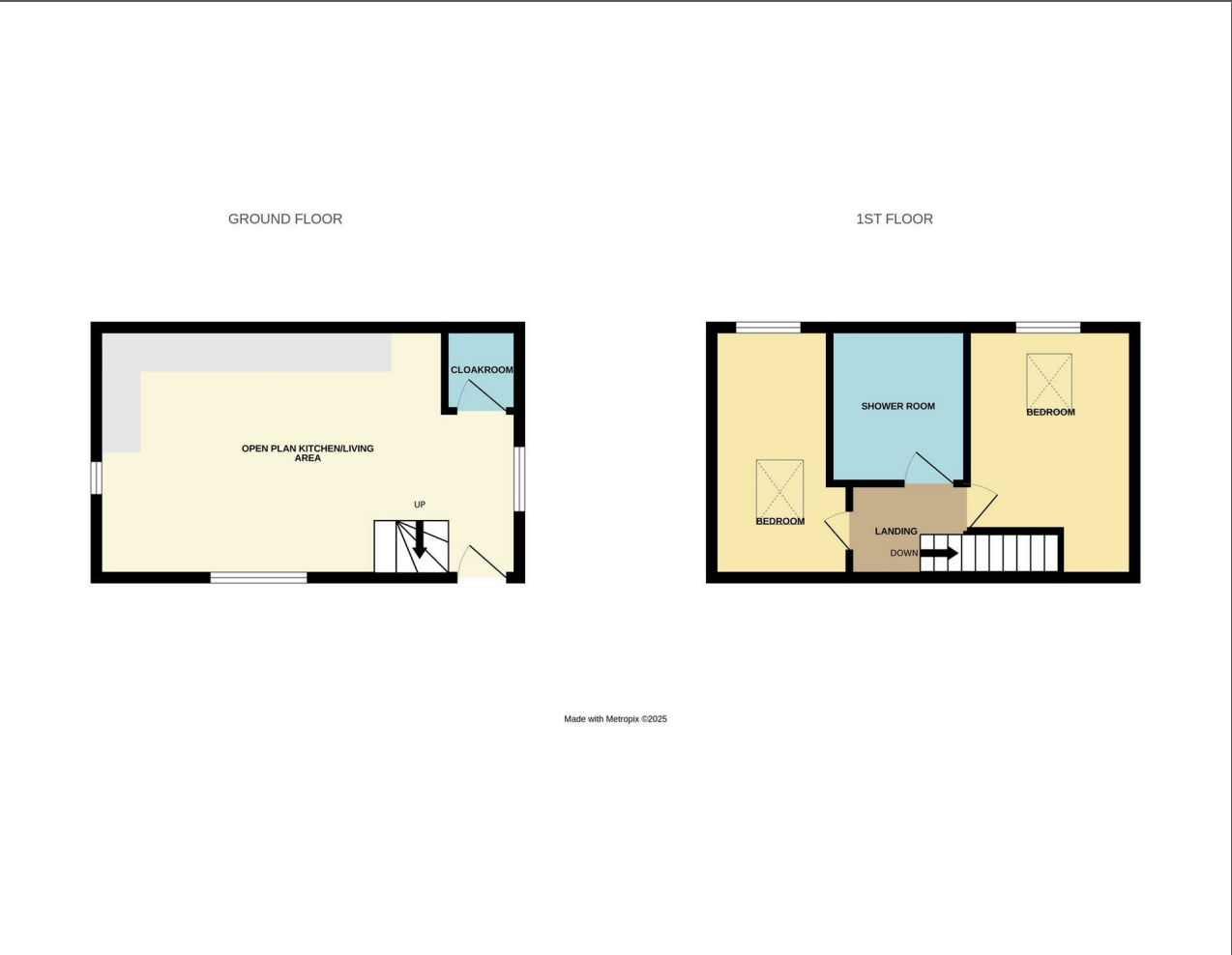
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.



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	

