



Mill Street

North Petherton, Bridgwater, TA6 6LX

Price £217,500

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of North Petherton, this delightful Victorian cottage on Mill Street offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

One of the standout features of this property is the enclosed garden, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. This garden is perfect for those who appreciate the beauty of nature and wish to create their own outdoor sanctuary.

Located in North Petherton, the cottage benefits from a friendly community and is within easy reach of local amenities, including shops, schools, and parks. The nearby town of Bridgwater provides further facilities and transport links, making it an excellent choice for commuters.

This Victorian cottage is not just a house; it is a home filled with potential and charm. Whether you are looking to settle down or invest in a property with character, this residence on Mill Street is certainly worth considering.

Local Authority

Somerset Council Tax Band: B

EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

A terraced Victorian cottage with two Bedrooms, lounge/dining room, kitchen and breakfast area. The property benefits from gas central heating and is being sold with no onward chain

Porch

Half Obscure double glazed door to inner porch, with wall mounted electric meter, 15 pane glass door into:

Lounge/Dining Room

20'6 x 12'3 (6.25m x 3.73m)

Full length of living space can be used as two separate areas, the measurements include the depth of the alcove, book case and chimney, there is a double glazed window to the front. Feature fireplace, radiator 15 pane glass door to:

Breakfast Area

9'9 x 7'6 (2.97m x 2.29m)

Obscure Double glazed door to rear giving access to garden, radiator

Kitchen

9'8 x 5'9 (2.95m x 1.75m)

Range of wall and base units with contrasting worktops and tiling to compliment. Built in electric over with separate electric hob. Space for fridge/freezer, space and plumbing washing machine, stainless steel one and half bowl sink unit with mixer tap, double glazed window overlooking the rear garden

Landing

Spot lighting, airing cupboard housing Worcester boiler and control panel and shelving, door to:

Bedroom 1

13'8 x 11 (4.17m x 3.35m)

Double glazed window to front, radiator, built in wardrobes

Bedroom 2

9'9 x 8'8 (2.97m x 2.64m)

Double glazed window to rear overlooking the garden, radiator and loft access

Family Bathroom

8'2 x 6'2 (2.49m x 1.88m)

White suite comprising of a panel bath with electric shower over, pedestal wash hand basin, low level WC, radiator, obscure double glazed window to rear, tiling to compliment, radiator

Outside

The rear garden is enclosed by panel fencing and is laid mainly to lawn with a patio area outside the kitchen and an outside tap, there is a pathway that leads to the rear of the garden.

Brick Built Garden Room

Garden room located at the top of garden with light and power, ideal for a studio, gym or home office.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- 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.

