



WATERY LANE

North Petherton, Bridgwater, TA6 6SY

Price **£224,950**

Tamlyns

PROPERTY DESCRIPTION

This very well presented two bedroom semi detached bungalow situated close to the centre of this popular village.

The village of North Petherton is approximately 2 miles south of Bridgwater and offers excellent facilities including shops, inns, church, post office, butchers, primary school and bus service to and from the town centres of Bridgwater and Taunton.

The property itself comprises of Entrance Hall, Lounge, Kitchen, 2 Bedrooms and bathroom, further benefits from UPVC double glazing, gas fired central heating. Outside front & rear gardens.

Viewing is highly recommended.

Situation

* Semi detached bungalow * 2 Bedrooms * Lounge * Kitchen * Bathroom * Front & Rear Gardens * Village location * Viewing Highly Recommended

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

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 sizes are approximate.

Entrance porch

Front door into porch with further door into entrance hall, radiator, loft access, doors to:-

Lounge

13'3 × 9'5 (4.04m × 2.87m)

Double glazed window to front, radiator.

Kitchen

8'7 × 6'10 (2.62m × 2.08m)

Range of wall and base units with rolltop work surface over, built in oven & hob, space and plumbing for washing machine, space for under counter fridge / freezer, double glazed window to the side, door leading to the rear garden.

Bathroom

5'10 × 5,5 (1.78m × 1.52m, 1.52m)

Obscure double glazed window to the side, low level w/c, pedestal wash hand basin, panelled bath with shower over.

Bedroom 1

13'3 × 9'5 (4.04m × 2.87m)

Double glazed window to rear, radiator.

Bedroom 2

9'5 × 8'7 (2.87m × 2.62m)

Double glazed window to front, radiator.

Outside

Front Garden

Enclose by fencing with gate leading to access path to the front door, mainly laid to patio with a range of mature plants & shrubs.

Rear Garden

Enclosed by fencing, mainly laid to patio with raised flower bed with mature plants & shrub, garden storage shed.

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Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Sewage.
- 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

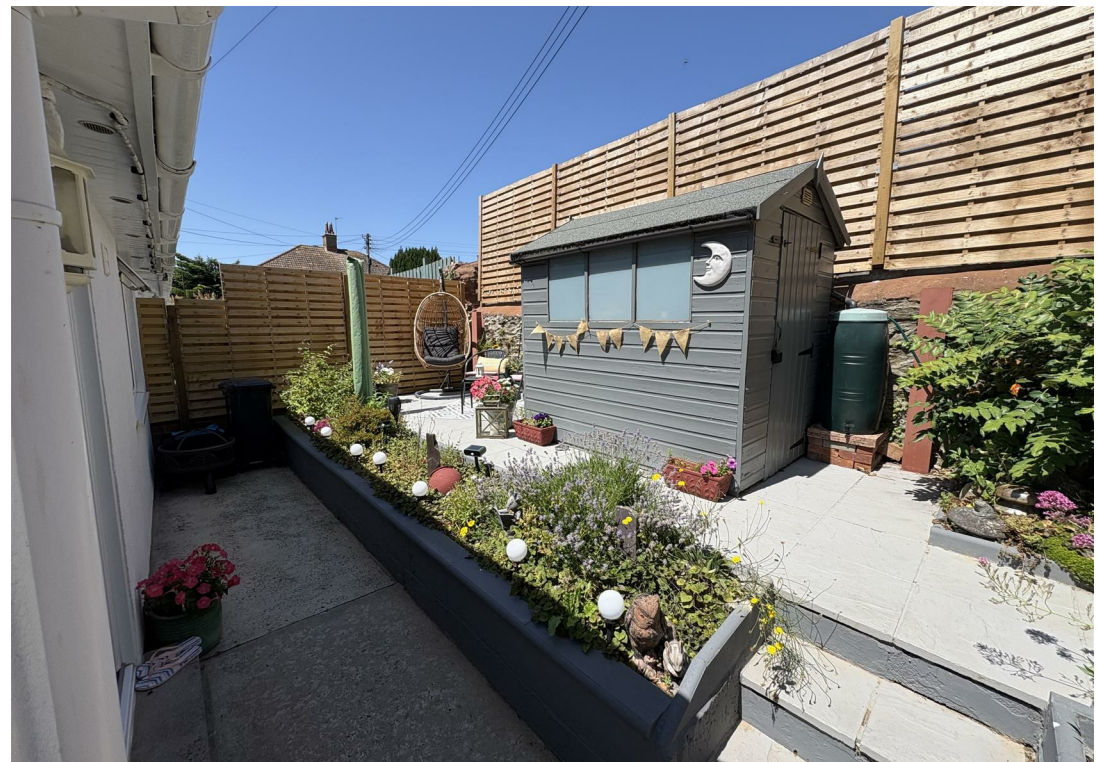
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

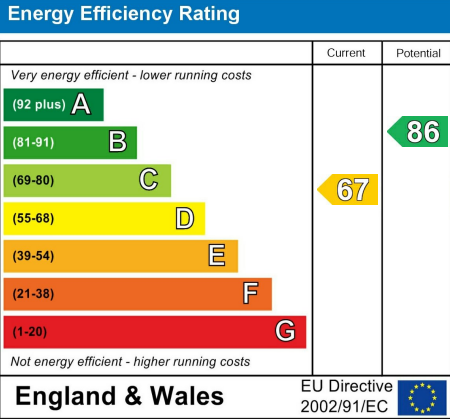
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PLAN



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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

