



PORTMAN ROAD

North Petherton, Bridgwater, TA6 6SP

Offers In The Region Of £245,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming area of North Petherton, Bridgwater, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home.

Step outside to discover an enclosed, mature rear garden, a true gem for those who appreciate outdoor space. This garden is not only a peaceful retreat but also features various sheds and an outbuilding, offering ample storage or potential for creative projects.

Situated in a popular location, this home boasts excellent access to the M5 motorway, making commuting to nearby towns and cities, including Taunton, a breeze. North Petherton itself is a vibrant community, providing local amenities and a friendly atmosphere.

Situation

*Semi-Detached family home*3 Bedrooms*kitchen*Lounge*double glazing*electric room heating*enclosed front and rear gardens*off road parking*

Local Authority

Somerset Coumny Council Council Tax Band: B

Tenure: Freehold

EPC Rating: F

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

All measurements are approximate

Entrance

Via double glazed door to

Inner Hallway

Understairs storage, stairs rising to first floor, wall mounted electric heater, door to:

Lounge

Dual aspect double glazed windows to front and rear, electric wall mounted heaters, original tiled open fire place with tiled hearth, door to:

Kitchen

Dual aspect double glazed windows to side, range of wall and base units with contrasting roll edge worktop, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and dishwasher, space for under counter fridge, further space in recess for storage or free standing fridge/freezer. Space for free standing gas cooker. Tiled flooring and door to:

WC

Double glazed window to rear, low level WC

Landing

Double glazed window to side and further double glazed window to front, airing cupboard, loft access, wall mounted electric heater, door to:

Bedroom 1

Double glazed window to front

Bedroom 2

Double glazed window to rear overlooking the garden

Bedroom 3

Double glazed window to rear

Shower Room

Obscure double glazed window to side, shower cubicle with electric wall mounted shower and sliding doors, vanity sink with cupboard under, low level WC, heated electric towel rail, fully tiled

Outside

To the front there is an enclosed garden laid to lawn with a driveway for off road parking, and pathway leading to front door, there is also on road parking

Rear Garden

Enclosed by panel fencing, mainly laid to lawn with mature shrubs and trees, there are sheds for storage, a further brick built outhouse with power and lighting, two coal bunkers, outside tap, gate giving access to the front.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water meter
- Heating electric room heating

PROPERTY DESCRIPTION

- 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





PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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).

