



12 Mill Street,
North Petherton, Somerset, TA6 6LX

Brightestmove

Brightest move

£205,000



Brightestmove are delighted to offer for sale this character cottage which is situated in the heart of the popular town of North Petherton.

This double glazed and centrally heated two bedroom home offers spacious accommodation and briefly comprises entrance vestibule, large living room & kit/ diner to the ground floor with two double bedrooms and refitted bathroom upstairs. Externally there is a good size rear garden complete with elevated outbuilding to the rear with canopy which is ideally located to enjoy the afternoon sun.

The town of North Petherton itself benefits from a good range of local amenities including shops, library, doctor's surgery, dentist surgery, primary school, church, restaurant and public houses and is within easy reach of Junction 24 of the M5.



The nearby town of Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains gas, electricity, water and drainage HEATING: Gas central heating

TENURE: Freehold COUNCIL TAX BAND: B



Living room 20' 06" x 13' 11 (max)
including stairs) " (6.25m x 4.24m)

Kitchen / Diner 13' 06" x 9' 11 (max) " (4.11m x 3.02m)

Bedroom One 13' 10" x 11' 01 (max) " (4.22m x 3.38m)

Bedroom Two 9' 11" x 8' 10" (3.02m x 2.69m)

Total Floor Area 77 Square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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