



WILSONS
ESTATE AGENTS

17 Alder Close, North Petherton, Bridgwater, TA6 6TT

£440,000



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This beautifully presented modern detached house is situated at the end of a tranquil cul-de-sac. Thoughtfully designed throughout, the layout spans two levels, beginning with a welcoming entrance hallway that features a convenient cloakroom/WC. The ground floor boasts three generous reception rooms and a stylish kitchen/dining area, offering lovely views of the enclosed rear garden, complete with an inviting patio that's perfect for entertaining or unwinding.

On the first floor, a spacious landing leads to three double bedrooms, including a master bedroom with an en-suite bathroom, as well as a family bathroom. For added comfort, the home is equipped with double glazing and gas heating.

Outside, you'll find off-road parking available for multiple vehicles, while the rear garden, enclosed by wooden panel fencing, provides a delightful blend of lawn and patio space. This property is a must-see and is sure to attract interest swiftly!





Property Features

- Extended modern detached house
- Situated in a small cul-de-sac
- Four generously sized bedrooms with master en suite
- Three reception rooms
- Beautiful, modern open-plan kitchen/dining room
- Cloakroom/WC
- Off road parking
- Double glazing and gas central heating
- Enclosed rear garden
- 1,682 Sq ft

The Location

North Petherton is a charming town and civil parish in Somerset, situated at the eastern foothills of the Quantocks and near the Somerset Levels. North Petherton boasts easy access to the M5 motorway and is located close to the new Hinkley Point power station. Residents can take advantage of local farm shops, a diverse range of amenities, and recreational facilities, including the North Petherton rugby club and cricket club, among others.

Tenure: Freehold

Tax band: E

Services: The property is connected to mains water, mains gas, mains electricity and mains drainage.

Property location What 3 Words [what3words///gent.fever.crash](https://www.what3words.com/gent.fever.crash)

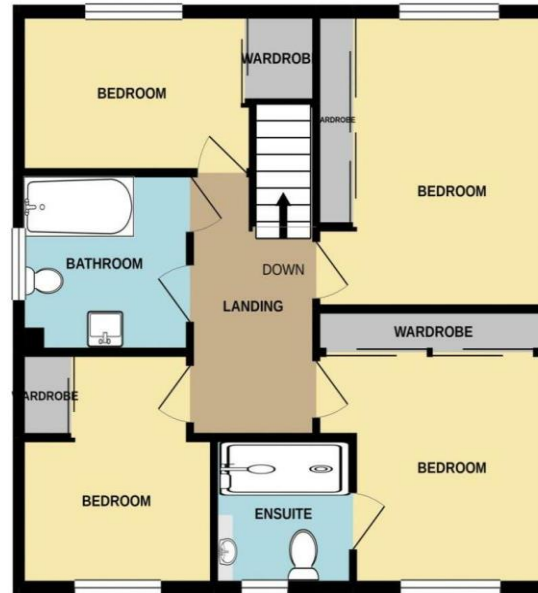


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GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

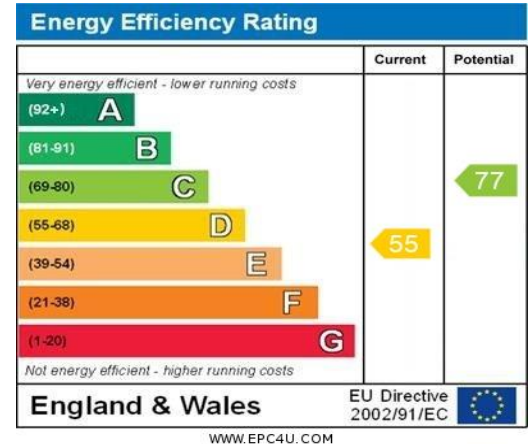


1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	E
Asking price	£440,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Detached house
Property construction	Standard construction
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Cable
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice and data likely on EE, O2, Vodafone and Three
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Planning permission obtained for the extension
Accessibility/adaptations	Extension
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form