



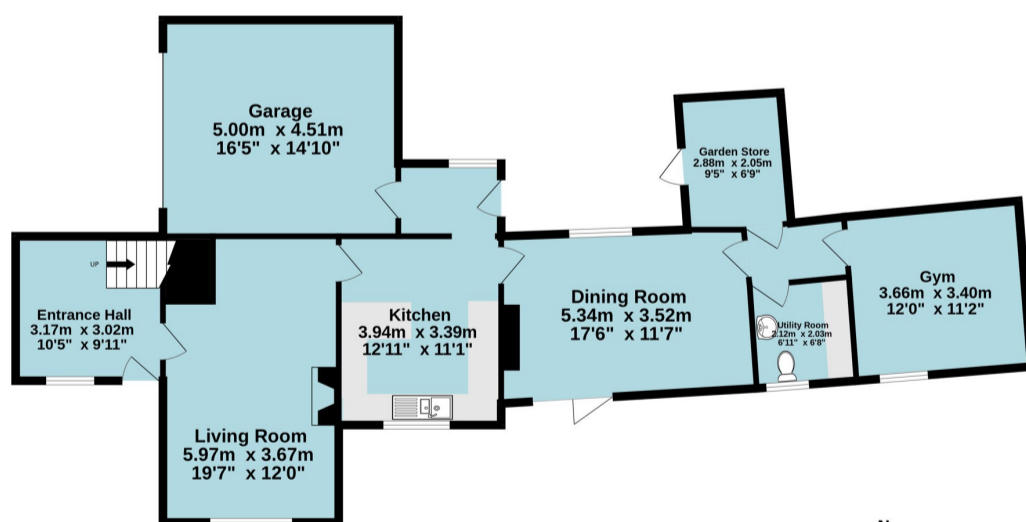
**Canns Lane**  
 North Petherton, Bridgwater, TA6  
 £385,000 Freehold

			<b>F</b>
<b>4</b>	<b>3</b>	<b>2</b>	<b>EPC</b>

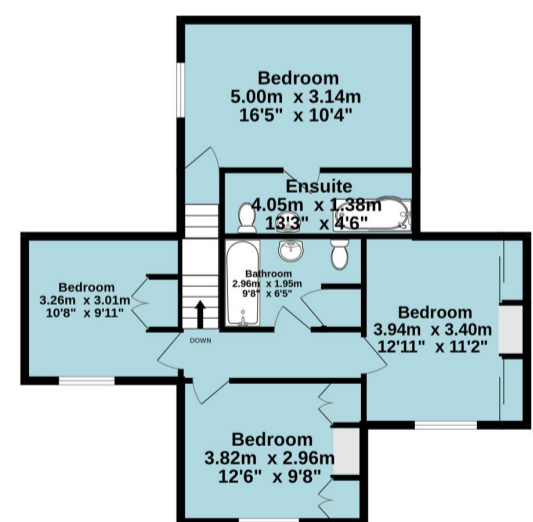
**Wilkie May & Tuckwood**

## Floor Plan

Ground Floor  
 111.1 sq.m. (1196 sq.ft.) approx.



1st Floor  
 68.2 sq.m. (734 sq.ft.) approx.



TOTAL FLOOR AREA : 179.3 sq.m. (1930 sq.ft.) 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.  
 Made with Metropix ©2023



# Description

This extended four double bedroom detached cottage is situated in a central position within the small town of North Petherton with private gardens, off-road parking for many cars and a garage. The cottage is served by oil fired central heating. The residence offers flexible accommodation. There is no onward chain.

- Popular North Petherton location
- Secluded four bedroom detached house
- Over 19' living room
- Dining room over 17' in length
- Kitchen
- Further downstairs' reception room
- Utility room
- Principal bedroom with en-suite
- Three further double bedrooms
- Bathroom
- Enclosed lawned front garden
- Landscaped rear garden
- Garage, off-road parking for many cars

## THE PROPERTY:

The property is an extended and well-presented four bedroomed detached house with garage and off-road parking for many cars, is served by oil fired central heating and is offered to the market with no onward chain.

The accommodation comprises a door to the entrance hall, which is an ideal area for an office, with stairs to the first floor landing. There is a living room with a front aspect window and a door to the kitchen which is fitted with a range of high and low level units with a Stanley which powers the domestic hot water, central heating system and is used for cooking. Also in this room is an integrated fridge and freezer, integrated dishwasher, granite work surfaces, breakfast bar area and a door to the rear boot room with a double glazed door to the garden and an internal door to the garage. The house enjoys a separate dining room with tiled flooring, bi-folding doors overlooking and accessing the enclosed garden. The rear lobby has a door to the workshop and also access to the utility room which also has a cloakroom with WC and a wash hand basin and has plumbing for a washing machine and high level storage cupboards. To the rear of the lobby is a gym area with a window – a useful additional room.



Stairs to the first floor landing where there are four double bedrooms and an en-suite bathroom – with bath and shower over, WC and wash hand basin – to the principal bedroom. The family bathroom has a bath, two showers over, tiled surround, WC and wash hand basin along with an airing cupboard housing the pressurised system.

Outside – To the front of the residence is a driveway providing off-road parking for a number of vehicles and gated access to additional rear parking and a garage. The gardens to the front are enclosed by hedging and fencing and are extremely private with a paved patio and outside tap, together with an oil tank. To the rear the gardens have been landscaped, a block paved driveway and patio area together with raised borders.

LOCATION: The property is situated within a level walking distance of the centre of the small town, which offers excellent services including shops for day to day needs, GP surgery, pharmacy and junior school. There are regular bus services to Bridgwater and Taunton. A daily coach service to London runs from the centre of North Petherton. Bridgwater is approximately 3½ miles away and offers a full range of amenities including retail, educational and leisure facilities. Main line railway links are available at Bridgwater Railway Station. Easy access to the M5 motorway is available via junction 24.



WM&T

## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Services:** Mains water, mains electricity, water treatment system for drainage, oil central heating.

**Local Authority:** Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR

**Council Tax Band:** E



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in August 2023.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**Tel: 01278 425195**

34 St Mary Street, Bridgwater, TA6 3LY