

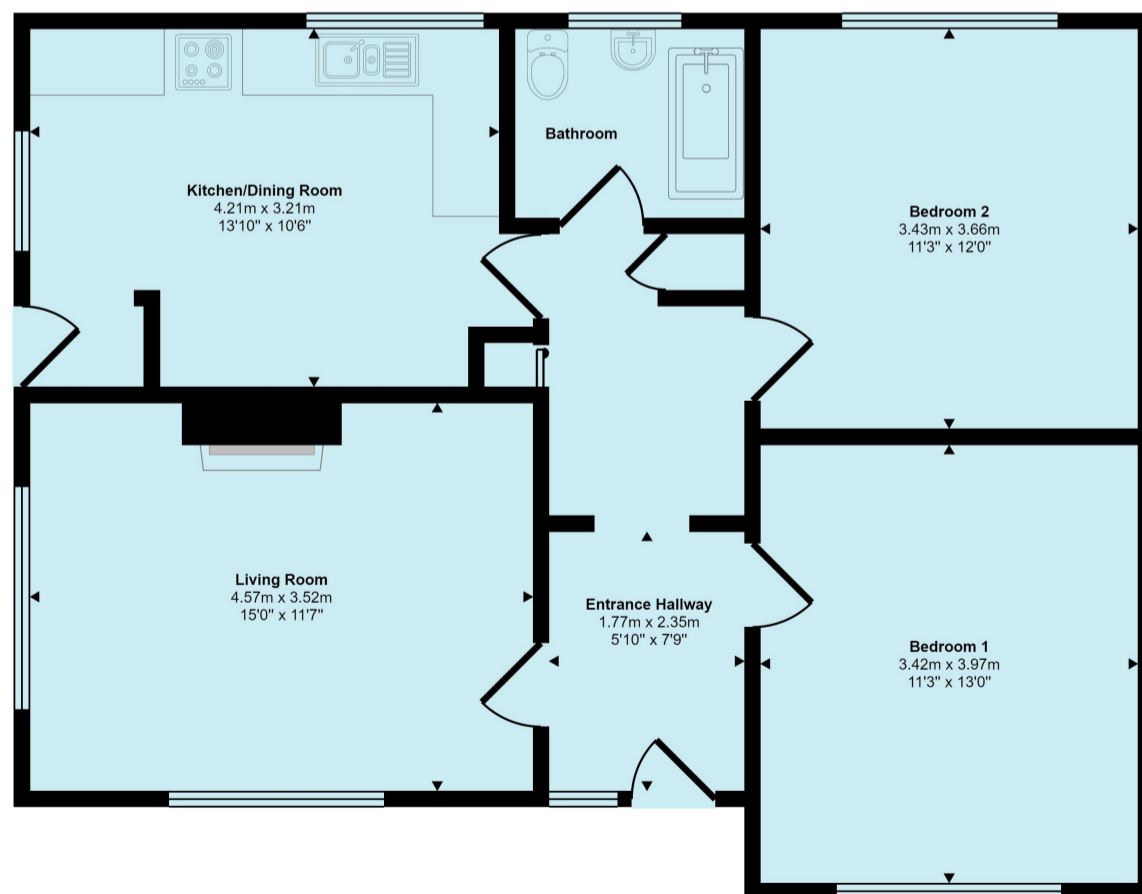


North Street
 North Petherton, Bridgwater, TA6
 £350,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A detached older style bungalow located on a large plot with outstanding views at the rear across open farmland towards Durlleigh in the distance. The property now requires some updating and includes two double bedrooms and potential for further expansion.

North Petherton is a popular residential area with excellent facilities. The property is offered with no onward chain.

- Popular North Petherton location
- Two double bedroom detached bungalow
- Outstanding views at rear
- Over 14' kitchen/dining room
- Living room with front aspect
- Bathroom
- Front and rear gardens
- Garage, separate store and driveway
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall with a living room off which is dual aspect with windows at the front and side and an inset fireplace with gas fire. At the rear is a kitchen/dining room with dual aspect windows and enjoys a superb outlook over the rear garden and beyond to open farmland. To one wall is a gas fired boiler which provides heating and hot water and there is a side porch providing access to the side. Both of the bedrooms are doubles – one overlooks the front and the other the rear – these are complemented by a bathroom.

Outside – The bungalow enjoys a larger than average garden at the both the front and rear. The rear as previously stated backs directly onto open farmland. Alongside the gardens is a long driveway which provides access to the garage with a separate store beyond.

LOCATION: The popular town of North Petherton benefits from local shops, primary and junior schools, GP surgery, pharmacy, dentist, library, restaurants and a community centre offering a wide and varied range of activities. Regular bus services run to Bridgwater, Taunton, Weston-super-Mare and Burnham-on-Sea. Access to the M5 is available at junction 24. Main line railway links are available from Bridgwater and Taunton, together with a daily coach service to London Hammersmith from the centre of North Petherton.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: D

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with EE, Three and O2. Voice only limited with Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 2024.

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.

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