



**GIBBINS RICHARDS**   
Making home moves happen

**29 Bullion Grove, North Petherton TA6 6ZU**  
**£240,000**

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No Onward Chain | Three Double Bedrooms | Off Road Parking for Two Vehicles |  
End of Terrace Townhouse

Offered to the market with no onward chain is this well-proportioned three double bedroom end of terrace townhouse, benefiting from off road parking for two vehicles and situated within the popular Town of North Petherton. The accommodation briefly comprises an entrance porch, lounge, kitchen/breakfast room and cloakroom to the ground floor. To the first floor there are two bedrooms along with the family bathroom, whilst the second floor offers the main bedroom with ensuite and a landing with useful storage cupboard.

Tenure: Freehold / Energy Rating: B / Council Tax Band: C

North Petherton provides an excellent range of local amenities, the property also lies within easy access to Bridgwater's town centre which offers a superb range of shopping, leisure and financial amenities. The nearby towns of Bridgwater and Taunton offer easy access to the M5 motorway as well as mainline intercity railway stations.

Total floor area - 909 sq.ft (84.5 sq.m.) approx.  
End of terrace townhouse  
Three double bedrooms  
Main bedroom with ensuite  
Ground floor cloakroom  
Off road parking for two vehicles  
Gas central heating  
Popular North Petherton location



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Entrance Porch  
Living Room  
14' 8" x 11' 11" (4.48m x 3.64m) Front aspect window. Storage cupboard.

Inner Hallway  
Cloakroom  
5' 0" x 3' 8" (1.53m x 1.11m) Low level WC and wash hand basin.

Kitchen/Diner  
11' 11" x 8' 5" (3.64m x 2.56m) Rear aspect window and French doors to garden. Matching floor and wall cupboard units, integrated electric oven and gas hob. Space and plumbing for washing machine.

First Floor Landing  
Stairs continuing to second floor. Doors to two bedrooms and bathroom.

Bedroom 2  
11' 11" x 8' 10" (3.64m x 2.69m) Dual front aspect windows.

Bedroom 3  
11' 11" x 8' 2" (3.64m x 2.48m) Rear aspect window.

Bathroom  
Low level WC, wash hand basin and bath with overhead shower.

Second Floor Landing  
Storage cupboard. Door to;

Bedroom 1  
17' 5" x 8' 7" (5.3m x 2.61m) Front aspect window.

En-Suite Shower Room  
11' 11" x 5' 7" (3.64m x 1.69m) Velux window. Low level WC, wash hand basin and corner shower enclosure.

Outside  
To the front of the property there is off road parking for two vehicles and a side access gate leads to the fully enclosed rear garden. The rear garden is fully enclosed and laid to gravel and patio for ease of maintenance.

**AGENTS NOTE**  
The property is subject to an annual management fee of approximately £250.00 towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



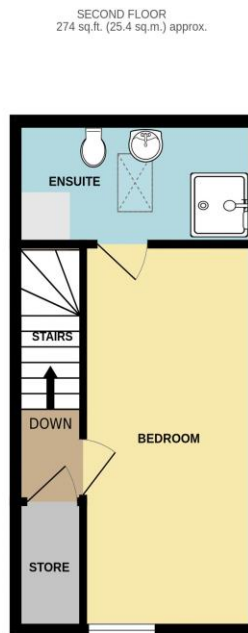
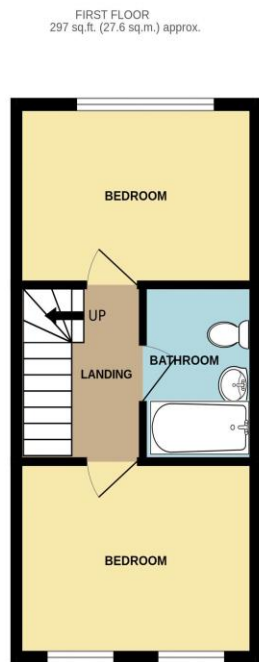
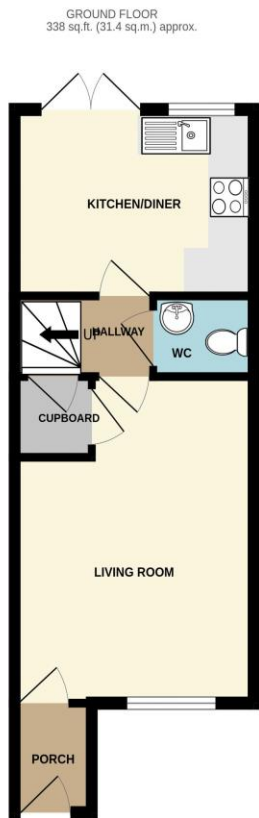
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
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Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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