

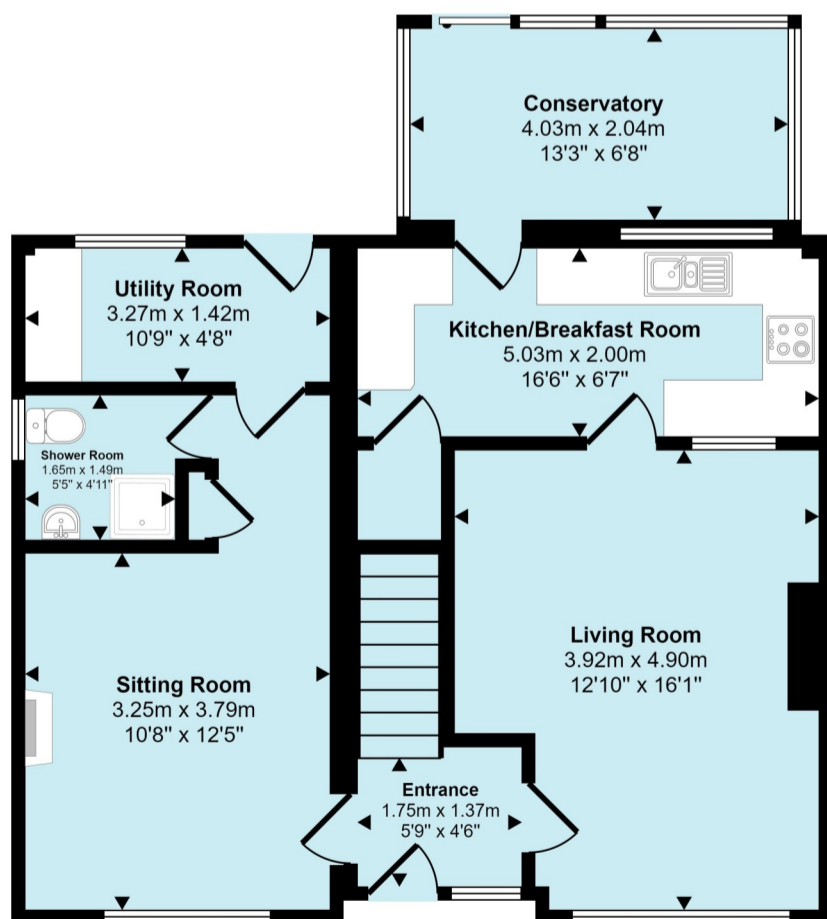


Ellen Close
 North Petherton, TA6
 £300,000 Freehold

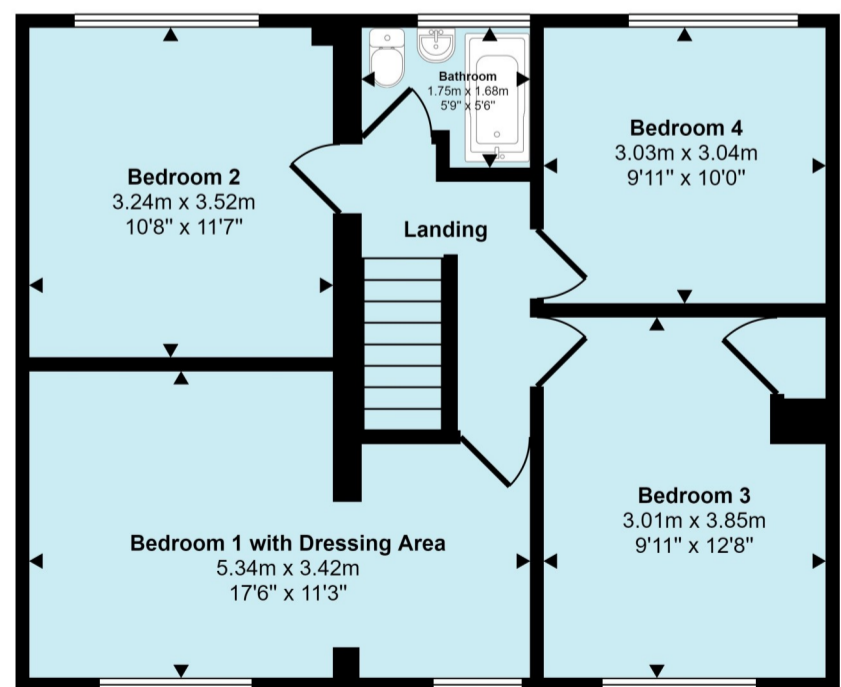
			
4	2	2	EPC

Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

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

This extended four bedroom semi-detached family home is served by gas fired central heating with extensive parking to the front, additional parking to the side with potential for a garage subject to planning permission.

There is potential for a ground floor annexe.

- Popular North Petherton location
- Ground floor annexe potential
- Over 16' living room with front aspect
- Sitting room over 12' with front aspect
- Kitchen/breakfast room over 16'
- Separate utility room and shower room
- Conservatory with rear aspect
- Principal bedroom with dressing area
- Three further bedrooms
- Bathroom
- Substantial parking areas
- Enclosed gardens

THE PROPERTY:

The property is an extended spacious four bedroom family home situated in the heart of the Somerset small town of North Petherton with excellent services and amenities.

The house has potential to have a ground floor annexe and benefits from off-road parking to the front for many vehicles and additional parking at the rear with the potential of a garage.

The residence comprises a door to the entrance hall with stairs to the first floor landing and a living room which has a front aspect window. There is a separate sitting room with a storage cupboard and a shower room with WC, wash hand basin and a shower cubicle. The rear utility room has a double glazed door to the rear garden. To the ground floor is also a kitchen/breakfast room with a range of high and low level units, an oven, hob and an extractor hood, plumbing for a washing machine and a door to the conservatory which is double glazed, has a polycarbonate roof and sliding patio doors to the back garden.

Stairs to the first floor landing where there are four good size bedrooms with a dressing room to the principal bedroom. These are complemented by a family bathroom with bath, WC, wash hand basin and a double glazed window.

Outside – To the front is a substantial parking area and additional parking to the side for two vehicles with potential for a garage subject to the usual planning consents. There are further back and side gardens laid to paving for low maintenance and enclosed by fencing.

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: Brick cavity.

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 January 2025.

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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