

Alder Close
North Petherton
Bridgwater
TA6 6TT




JOSEPH CASSON
the estate agency your home deserves





£310,000

- Well Presented Detached Property
 - Three Bedrooms
 - Two Bathrooms
 - Lounge/Diner
 - Kitchen
 - Utility Room & Cloakroom
- Parking On Own Driveway
 - Outside Storage
- Double Glazed & Gas Centrally Heated

Explore this impressive detached family home nestled in a peaceful cul-de-sac of North Petherton. Perfectly positioned between Bridgwater and Taunton, it boasts easy access to the M5.

Highlights include three spacious bedrooms, two bathrooms, a lounge/diner, kitchen, cloakroom, and a partially converted garage that adds utility space while still offering some outdoor storage.

ACCOMMODATION

This double-glazed, gas centrally heated property briefly comprises: an entrance hallway, cloakroom, lounge/diner, kitchen, and utility room (partially converted garage) to the ground floor. Accessed from the first-floor landing is a bathroom and three bedrooms, the largest with an en-suite shower room. Externally, there is parking for two vehicles, storage behind the garage door, and an enclosed rear garden.

LOCATION

North Petherton offers a fantastic array of amenities for residents to enjoy, from a primary school and church to various shops, restaurants, and pubs. Additionally, the town is conveniently located near Junction 24 of the M5, providing easy access to nearby towns like Bridgwater and Taunton. With doctors' and dentists' surgeries, as well as a library, North Petherton truly has everything you need right at your fingertips.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: C

Council Tax Band: D

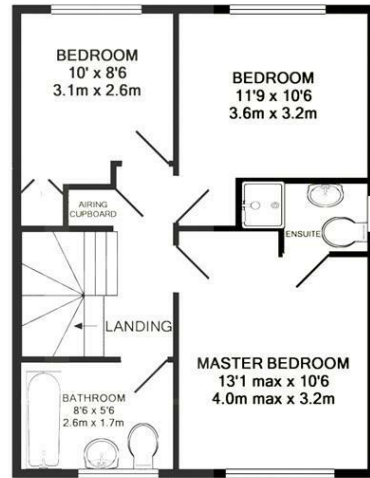
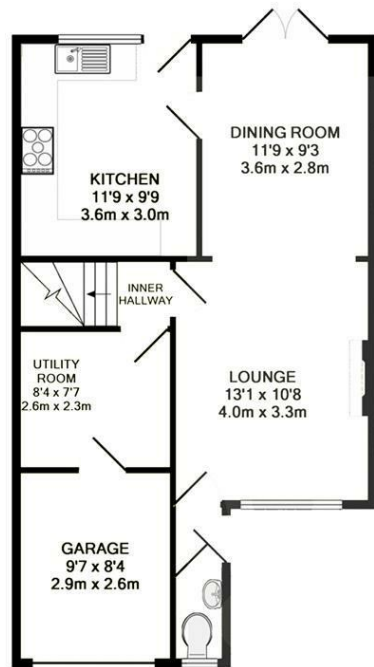
UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains





1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(44.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.8 SQ.M.)

Mains Gas Supply: Yes
Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

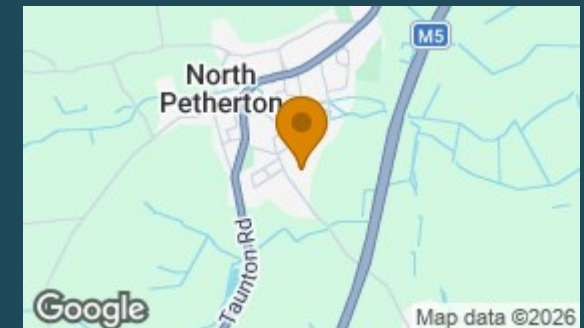
BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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