



Broadlands Avenue

North Petherton, Bridgwater, TA6
£295,000 Freehold


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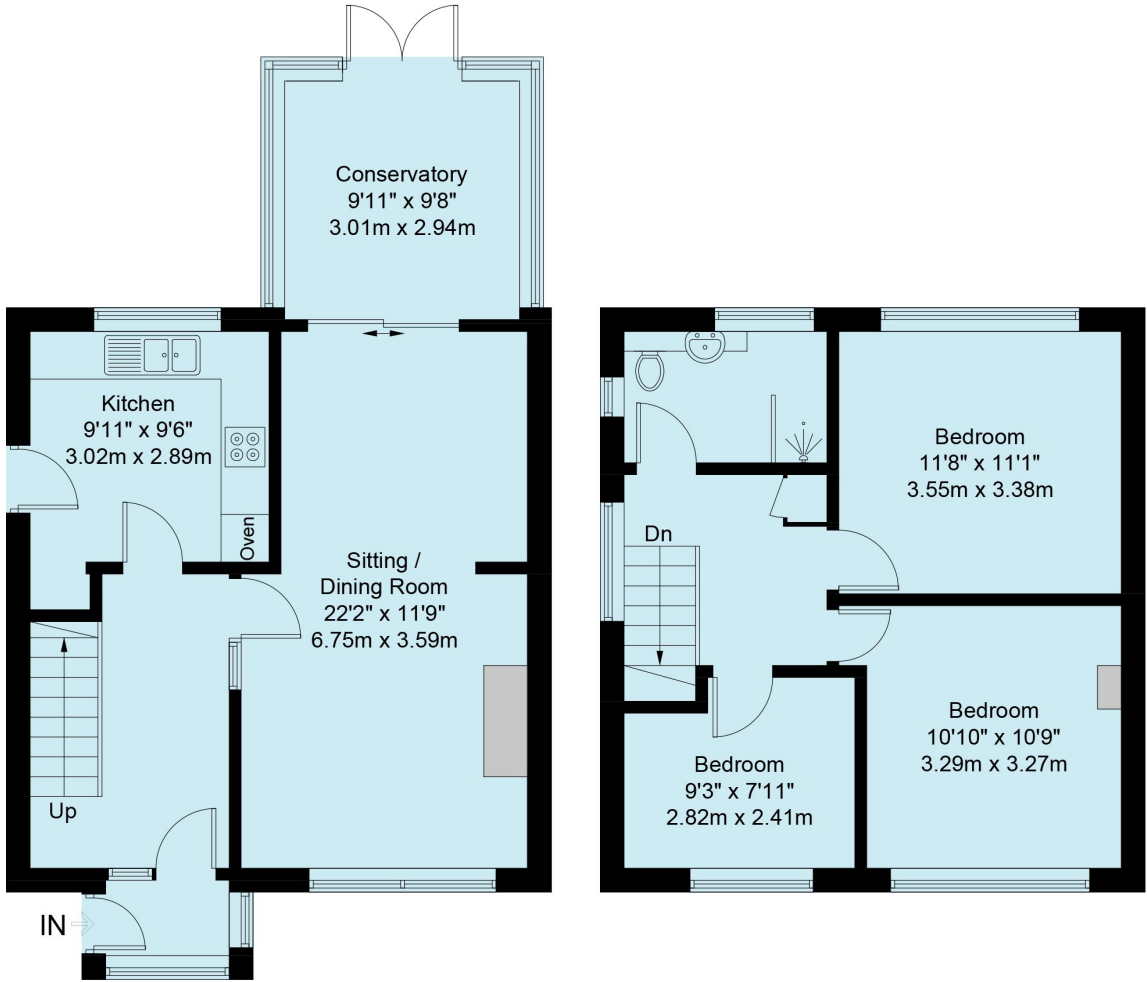
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1334564
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Description

Broadlands Avenue is a three bedroom semi-detached steel framed property situated in the popular small town of North Petherton benefitting from off-road parking and a garage.

The house is offered to the market with vacant possession and no onward chain.

- Popular small town with excellent road links
- Sitting room/living room with dual aspect
- Kitchen with rear aspect
- Conservatory at the rear
- Three bedrooms
- Modern shower room
- Front and rear gardens
- Garage and off-road parking
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance porch, with a door opening to the entrance hall and stairs to the first floor landing. The sitting room/dining room has a gas fire and stone surround and patio doors opening to the conservatory which again opens to the rear garden. The kitchen has a range of wall and base units, an integrated cooker, grill and hob and plumbing for a washing machine and a doorway into the inner lobby with a courtesy door to the garage and the garden.

Off the first floor landing are two double bedrooms and a single bedroom. These are complemented by a modern shower room.

To the front of the house is a block paved driveway which leads to the garage. There is a lawned garden at the front and to the rear the garden benefits from a patio and is predominantly laid to lawn with some mature plants, trees and shrubs.

A viewing of the residence is highly recommended to appreciate its situation within North Petherton.

LOCATION:

The property is situated within a level walking distance of the centre of the village, 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.

Construction: Steel frame construction.

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

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

Council Tax Band: C

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data is likely with EE, Three and 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 September 2026.

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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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