



Ellen Close

North Petherton, Bridgwater, TA6 6QG

Price Guide £300,000

Tamlyns

PROPERTY DESCRIPTION

Welcome to this versatile three-bedroom semi-detached house located in the charming area of North Petherton, Bridgwater. This property is ideally situated close to local amenities, making it a convenient choice for families and professionals alike.

As you enter the home, you will find a spacious hallway that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts three bedrooms, providing ample space for family living or guest accommodation. With two bathrooms, including one conveniently located on the ground floor, this home is designed to cater to the needs of modern living.

The house has been thoughtfully extended downstairs, enhancing the living space and allowing for greater versatility in how you choose to use the area. Whether you envision a playroom for children, a home office, or an additional lounge, the possibilities are endless.

Parking is a breeze with space available for two to three vehicles, ensuring that you and your guests will never have to worry about finding a spot.

This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, convenience, and the potential for personalisation. If you are seeking a property that combines practicality with the charm of North Petherton, this could be the perfect fit for you. Don't miss the opportunity to make this delightful house your new home.

Local Authority

Somerset Council Tax Band: C

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

Accommodation

All measurements are approximate.

Entrance

Hallway

11'7" x 6'0" (3.538m x 1.850m)

Extended with double glazed window to the front, alarm system and single radiator below and stairs in front on to*

Lounge

16'3" x 12'9" (4.975m x 3.907m)

Large Double glazed window to the front, open fire with radiator and window to the hallway onto*

Kitchen

16'2" x 7'0" (4.931m x 2.135m)

Galley kitchen with single glazed window to the back and access to the under stairs cupboard/larder with radiator and electrical consumer unit in the corner onto*

Dining Room

16'10" x 7'8" (5.135m x 2.361m)

Double glazed windows and french doors to west facing garden with gas radiator and electric sockets through to*

Shower Room

7'8" x 4'11" (2.354m x 1.499)

Low basin with small sink and a shower with electric radiator and extractor onto*

Lean to

17'0" x 12'4" (5.183m x 3.784m)

Storage space and access to garden, garage and side access from the rear with double glazed windows to the rear.

Garage

19'10" x 12'4" (6.053m x 3.765m)

Electric door and power with sockets

Side Entrance

19'10" x 4'5" (6.053m x 1.354m)

Landing

Double glazed window to the side and loft access

Family Bathroom

6'0" x 5'4" (1.838m x 1.637m)

Basin with sink and walk in shower and double glazed window to rear with radiator.

Bedroom Two

10'0" x 9'8" (3.060m x 2.961m)

Double bedroom with double glazed window to rear with radiator

Bedroom One

13'4" x 9'9" (4.080m x 2.975m)

Double bedroom with storage cupboard and double glazed window to the front with arch way to third bedroom/walk in wardrobe.

Bedroom Three

8'5" x 6'1" (2.578m x 1.859m)

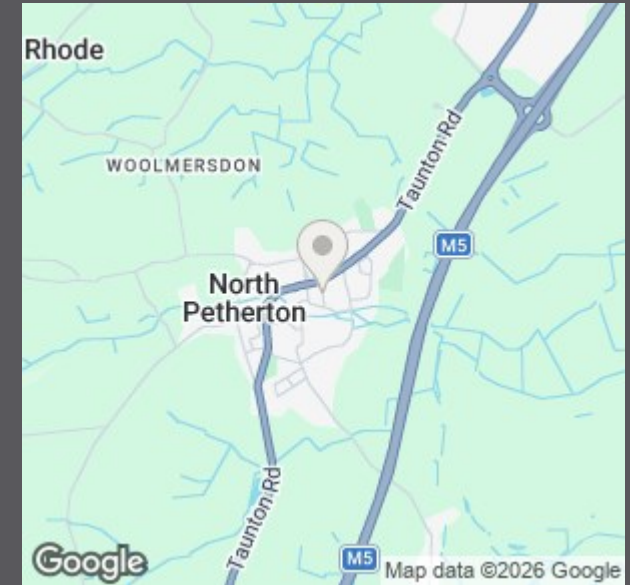
Build in wardrobes with double glazed window to the front and radiator. Arch way to the right which is access to bedroom one.

Rear Garden

Council Tax

C

PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

