Baymead Lane

North Petherton, Bridgwater, TA6 6QD

Price £259,950

Tamlyns

PROPERTY DESCRIPTION

Set in the popular village of North Petherton, this 3 bedroom semi detached property briefly comprises of Entrance hall, lounge, kitchen / dining room and to the first floor 3 bedrooms and shower room.

Outside there are front & rear gardens along with a drive and garage.

The property benefits from double glazing and gas central heating and also being sold with no onward chain.

Local Authority

Somerset Council Tax Band: C

EPC Rating:

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

01278 454500

house.sales@tamlyns.co.uk

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Accommodation
All sizes are approximate.

Entrance Hall
Front door into entrance hall, understairs cupboard housing combi boiler, stairs to first floor and door to :-

Lounge
16'2" x 10'1" (4.95 x 3.09)
Double glazed window to front, radiator, feature fire with stone surround.

Kitchen / Dinner
16'5" x 8'5" (5.01 x 2.57)
Range of wall & base units with rolltop work surface over, space for fridge / freezer, space and plumbing for washing machine, space for gas cooker, double glazed window to the rear, French doors leading out to the rear garden.

First floor

First Floor Landing
Loft access,storage cupboard, doors to:-

Master Bedroom
14'6" x 9'6" (4.42m x 2.90m)
Double glazed window to the front, radiator, built in wardrobe.

Bedroom 2
11'7" x 9'2" (3.55 x 2.8)
Double glazed window to the rear, radiator, built in wardrobes.

Bedroom 3
9'4" x 6'11" (2.86 x 2.13)
Double glazed window to front, radiator.

Shower Room
7'2" x 5'7" (2.2 x 1.72)
Obscure double glazed window to the rear, low level w/c, sink unit, double walk in shower cubicle.

Outside

Front Garden
Mainly laid to lawn, range of mature plants & shrubs, gated access to the drive.

Rear Garden
Mainly laid to lawn, patio area, range of mature plants & shrubs, access into the garage, covered patio area.

Garage
Double wooden doors to access, light & power.

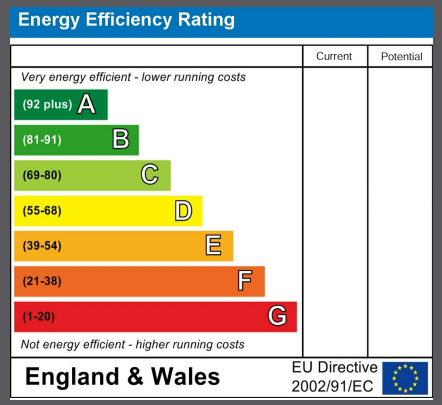
Material Information...
Additional information not previously mentioned
- Mains electric, gas and water
- Water metered
- Gas Central Heating
- Mains drainage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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

Flood Information:
flood-map-for-planning.service.gov.uk/location

Council Tax Band C

PLAN



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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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