



Quantock Parade
North Petherton, Bridgwater, TA6 6TN

£850 PCM

Tamlyns

PROPERTY DESCRIPTION

A one bedroom first floor flat located in the popular village of North Petherton. Enter the flat into entry hallway with brand new wood effect vinyl flooring, to your left is a spacious double bedroom with large double glazed UPVC windows overlooking the car park, newly fitted beige carpet and freshly painted magnolia walls. Following on through the property, a newly fitted modern bathroom suite with shower over bath, WC, hand wash basin and ladder heater.

A large open plan kitchen and lounge/diner freshly painted magnolia walls and newly fitted beige carpet within lounge area. Large windows overlooking the main A39. Fitted kitchen with oak effect wooden units, brown laminate roll edge worktops with breakfast bar, freestanding electric double oven included and under counter space for fridge and washing machine. This property benefits from having double glazed UPVC windows throughout and electric heating.

A garage and also allocated parking included.

EPC C
Council Tax A
SORRY NO PETS
Deposit £865

Local Authority

Sedgemoor Council Tax Band: A

EPC Rating: C

Deposit: £980

Available: 23rd October 2023

Furnishing: Unfurnished

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

01278 454500

bridgwater@tamlyns.co.uk



PROPERTY DESCRIPTION

Located in the popular village of North Petherton this one-bed apartment comprises of a entrance hallway, well presented, spacious kitchen/living area with plenty of natural light, double bedroom, and a modern bathroom. This property also comes with a garage.

The property is conveniently located close to local amenities, public transport, and green spaces.

Material Information:

Additional information not previously mentioned.

Electricity: Mains

Water and Sewerage: Wessex Water

Heating: Electric

Broadband: For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal: No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk: There has been no flooding in the past five years. For long term flood risk, we recommend visiting the government checker at <https://www.gov.uk/check-long-term-flood-risk>

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 upon for furnishing purposes and all approximate.

