



Clare Street

North Petherton, Bridgwater, TA6 6RG

£1,250 PCM

Tamlyns

## PROPERTY DESCRIPTION

A lovely three bedroom cottage located in Clare Street, North Petherton.



### Local Authority

Sedgemoor District Council Council Tax Band: B Deposit: £1,442

Available:

EPC Rating: D

Furnishing: Unfurnished

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

**01278 454500**

[bridgwater@tamlyns.co.uk](mailto:bridgwater@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description:

Nestled in the charming village of North Petherton, this delightful three-bedroom cottage on Clare Street offers a perfect blend of modern living and traditional character. Upon entering, you are welcomed into a cosy reception room that sets the tone for the rest of the home. The spacious bedrooms provide ample room for relaxation and personalisation, making it an ideal space for families or those seeking extra room for guests.

The heart of the home is undoubtedly the modern kitchen/diner, which is designed for both functionality and style. This inviting space is perfect for entertaining friends and family, or simply enjoying a quiet meal at home. The cottage also boasts a well-maintained bathroom, ensuring comfort and convenience for all residents.

One of the standout features of this property is the enclosed private rear garden, offering a tranquil outdoor retreat where you can unwind or host summer barbecues. Additionally, the property includes off-road parking for two cars, a valuable asset in this desirable area.

## Lounge :

This large lounge features grey carpeting, bright front windows, and a focal fireplace with a dark surround.

## Kitchen:

This spacious kitchen features dark grey cabinets, warm wooden counter tops and a striking herringbone pattern floor.

## Bathroom:

This modern bathroom features a white bathtub with a glass shower screen, dark wood-style flooring, and a crisp white door.

## Material information:

Additional information not previously mentioned.

Gas: Mains

Electricity: Mains

Water and Sewerage: Wessex Water

Gas Central Heating

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](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

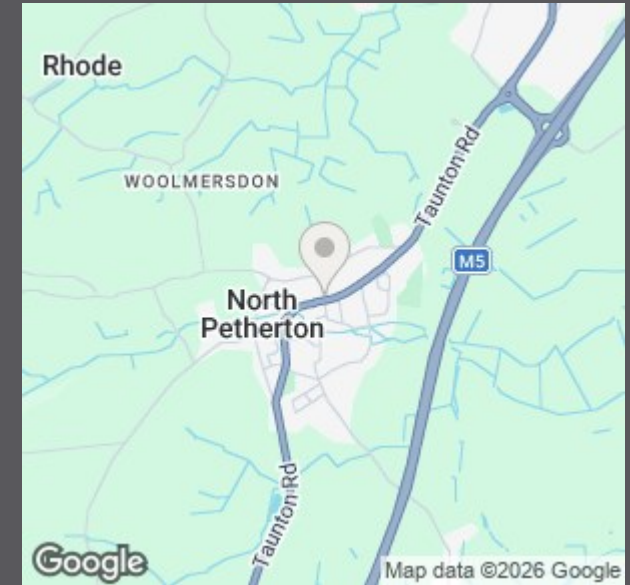
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

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>

- Council Tax band: B

- Deposit: £1,442

# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

