


Newton Road
North Petherton
Bridgwater
TA6 6SN



JOSEPH CASSON
the estate agency your home deserves

The branding for Joseph Casson, featuring a green circular logo with a stylized 'JC' monogram. Below the logo, the company name 'JOSEPH CASSON' is written in a bold, white, sans-serif font, followed by the tagline 'the estate agency your home deserves' in a smaller, green, lowercase font.




**JOSEPH
CASSON**
estate agency



£400,000

- Spacious Dormer Bungalow
 - Three Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
 - Kitchen
 - Utility Room & Cloakrom
- Generously Sized Gardens To Front & Rear
 - Garage & Driveway
 - No Onward Chain

NO ONWARD CHAIN. Situated in a sought-after position within North Petherton, close to the primary school and Memorial Park, this extended dormer property offers spacious and versatile accommodation.

The accommodation briefly comprises an entrance porch, entrance hall, sitting room, lounge/dining room, kitchen, utility room, cloakroom, two bedrooms and a shower room on the ground floor.

On the first floor, there is a further bedroom, complete with an en-suite bathroom and dressing room.

Outside, the property benefits from generously sized and well-established gardens to both the front and rear. There is also a garage and driveway providing off-road parking.

ACCOMMODATION

This gas-centrally heated accommodation briefly comprises an entrance porch, hallway, sitting room, lounge/dining room, kitchen, utility room, cloakroom, two bedrooms and a shower room on the ground floor.

Upstairs, the landing provides access to the primary bedroom, which benefits from an en-suite bathroom and a dressing room.

Outside, the property enjoys an attractive lawned front garden and a mature rear garden divided into two sections. There is also a shed, greenhouse and garage.

Parking is available on the property's own driveway to the rear, accessed from Dyers Green.

LOCATION

North Petherton offers a fantastic array of amenities for residents to enjoy, from a primary school and church to various shops, restaurants, and pubs. Additionally, the town is conveniently located near Junction 24 of the M5, providing easy access to nearby towns like Bridgwater and Taunton. With doctors' and dentists' surgeries, as well as a library, North Petherton truly has everything you need right at your fingertips.

ADDITIONAL INFORMATION

Tenure: Freehold
Estate/Management Charge: No
EPC Rating:
Council Tax Band: D

UTILITIES

Water supply: Mains
Sewerage: Mains
Electricity Supply: Mains
Mains Gas Supply: Yes
Central Heating: Yes - Gas

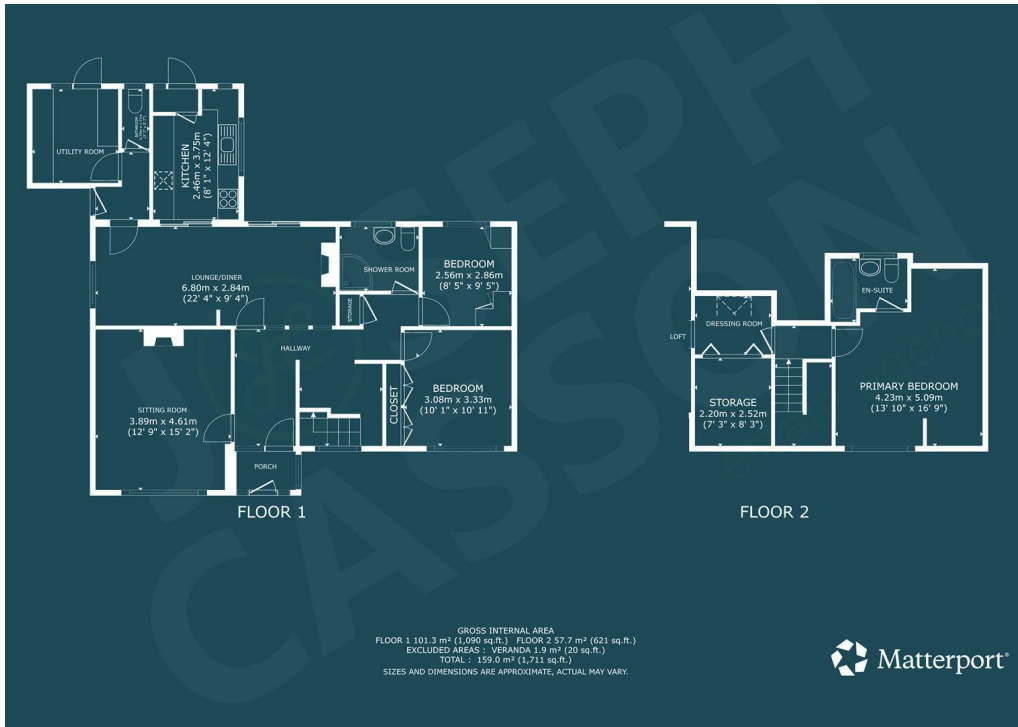
FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

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

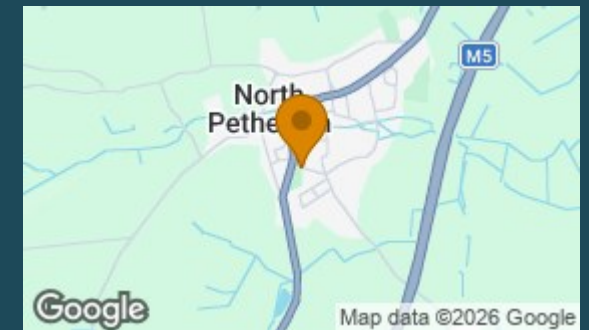




Council Tax Band

D

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk

Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL




JOSEPH CASSON
the estate agency your home deserves