



MCCREATH CLOSE

North Petherton, Bridgwater, TA6 6RP

Price Guide £325,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the tranquil cul-de-sac of Mccreath Close, North Petherton, this charming semi-detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retirement home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bungalow also features an additional reception room, which can be utilized as a dining area or a study.

The kitchen is functional and well-equipped, leading to a utility area. One of the standout features of this property is the generous garden space, perfect for outdoor activities, gardening.

The bungalow benefits from double glazing and is being sold with no onward chain.

Situation

Semi Detached Bungalow Two Bedrooms*Lounge and Dining Room*Kitchen*Utility*Bathroom*Garage and Parking* Front and Rear Garden* No Onward Chain*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C

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 measurements are approximate

Entrance Hall

Double glazed door into entrance hallway with radiator, door to utility and door to:

Dining Room

10'2" × 8'10" (3.1 × 2.7)

Double glazed window to side, radiator, smoke alarm door to:

Kitchen

9'6" × 8'2" (2.9 × 2.5)

Range of wall and base units with a colored sink with mixer taps, double glazed window to rear aspect overlooking the garden, wine rack, contrasting roll edge work surfaces, integrated fridge, integrated electric oven with hob and extractor over, half glazed door to:

Utility

8'2" × 6'2" (2.5 × 1.89)

Range of base units, with stainless steel single drainer sink unit, space for fridge and freezer, tiled flooring, door to garage and double glazed door to rear garden.

Lounge

13'1" × 12'1" (4.0 × 3.7)

Double glazed bay window to front aspect, radiator.

Bedroom 1

12'9" × 9'10" (3.9 × 3)

Double glazed window to rear overlooking the garden, radiator, built in wardrobes with glass sliding door.

Bedroom 2

11'1" × 7'10" (3.4 × 2.4)

Double glazed window to front, radiator.

Bathroom

10'2" × 4'11" (3.1 × 1.5)

Grey Suite comprising of a panel bath with shower over, further separate shower cubicle with mains shower and glass door, low level WC, pedestal Wash hand basin, spot lighting, tiled floor, heated towel rail, tiling to compliment.

Garage

Up and over door, power and lighting, double glazed window to side, worktop with units under.

Outside

Front Garden

Open plan and laid to lawn with driveway providing parking

PROPERTY DESCRIPTION

Rear Garden

Enclosed by panel fencing and brick walling, this garden is mainly laid to lawn with raised flower borders. There are two summer houses, one of which is open ended, patio areas and a side gate giving access to the front driveway.

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

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

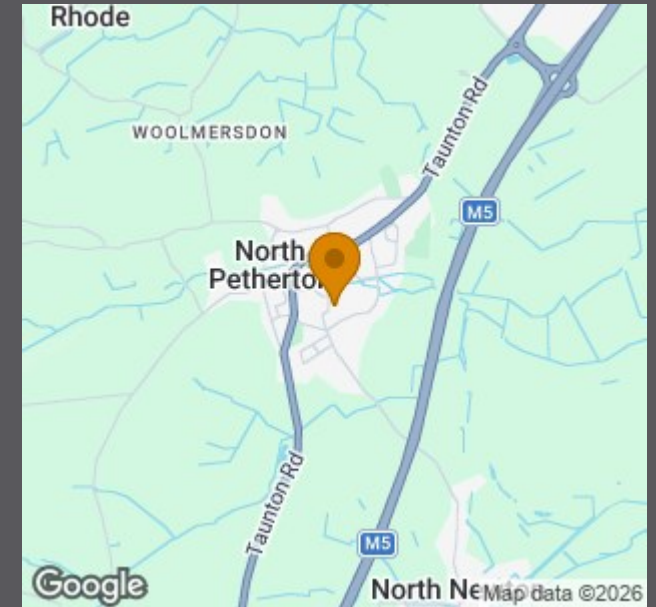


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England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

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

