

Quantock Parade  
North Petherton  
Bridgwater  
TA6 6TN



**JOSEPH CASSON**  
the estate agency your home deserves





£117,500

- Well-Presented Apartment
  - One Bedroom
  - One Bathroom
- Open-Plan Kitchen/Living Room
  - Storage Room
- Electric Heating & Double Glazing
- Close to a Number of Amenities

Joseph Casson are delighted to present this beautifully maintained one-bedroom apartment, perfectly situated in the charming town of North Petherton.

Don't miss out on this fantastic opportunity!

## ACCOMMODATION

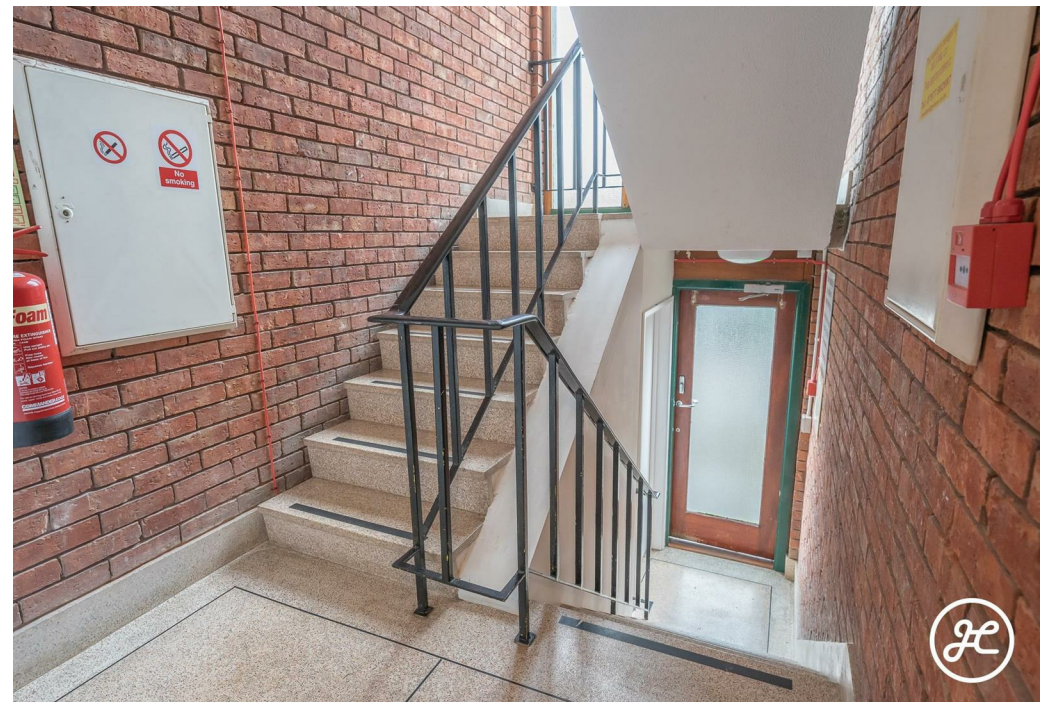
Accessed via a communal entrance with stairs leading to the front door. Inside, the accommodation briefly comprises: an entrance hallway, open-plan kitchen/living room, bathroom, and bedroom. Beneath the apartment is a store room, measuring 9'2" x 3'4" (2.79m x 1.01m).

## 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.

## TENURE

Leasehold details: 305 years from 29/09/1979. Ground rent £0. Service charge £141.30 per month.





GROSS INTERNAL AREA  
FLOOR PLAN 54.7 m<sup>2</sup> (588 sq.ft.)  
TOTAL : 54.7 m<sup>2</sup> (588 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

### Council Tax Band

A

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



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