



23 Batts Meadow



STAGS

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North Petherton, Bridgwater, TA6 6UY

A substantial four bedroom detached house finished to a particularly high standard with landscaped gardens, double garage and parking

- Superbly presented throughout
- Substantial living room
- Separate study/family room
- Open plan kitchen/dining room
- Utility and wc
- Four bedrooms, two en-suite
- Family bathroom
- Double garage and driveway
- Council Tax band E
- Freehold

Guide Price £499,950

SITUATION

The development is situated within a convenient, sought after area, on the edge of North Petherton. North Petherton is a small town set within the beautiful Somerset countryside and the lower slopes of the Quantock Hills, which were England's first designated Area of Outstanding Natural Beauty.

The larger town of Bridgwater is just 2.5 miles distance and offers a good range of shopping and leisure facilities, along with primary and secondary schools. Taunton, the county town of Somerset is just 8 miles away and has an extensive range of shopping facilities and a thriving farmers' market. The Musgrove Park and Nuffield Hospitals serve the town and surrounding area.

There are excellent independent and state schools all within driving distance. Communications are excellent with the M5 motorway within 10 minutes providing links to Exeter, Bristol and London to the north and east. There are regular rail services to Bristol and London from Taunton. Exeter International Airport, 40 miles away, provides an ever increasing number of domestic and international flights. Bristol Airport, approximately 34 miles away, provides an even greater number of international flights and connections.



DESCRIPTION

23 Batts Meadow is an impressive modern house situated in one of the very popular developments close to the centre of North Petherton.

ACCOMMODATION

The accommodation includes front door leading through to an entrance hallway, understairs storage, wc and basin. There is a spacious living room with a dual aspect and French doors opening out onto the rear garden and double doors opening through to the kitchen/dining room. The kitchen is fitted with a range of Shaker style wall and base units with ample work space, breakfast bar and a range of integrated appliances. There is a 1.5 bowl sink with under unit lighting and a well proportioned dining area and French doors opening out onto the garden. There is a utility room fitted with units to match the kitchen, work spaces, fitted washing machine and door to side. At the front of the house is a good sized study overlooking the front garden.

On the first floor there is a landing with doors off to the bedrooms. The master bedroom has dual aspect windows, walk-in wardrobe and a modern en-suite with double size shower, wash basin and wc. The second double bedroom also has a modern en-suite shower room. There are two further bedrooms and a family bathroom with shower, bath, washbasin and wc.

OUTSIDE

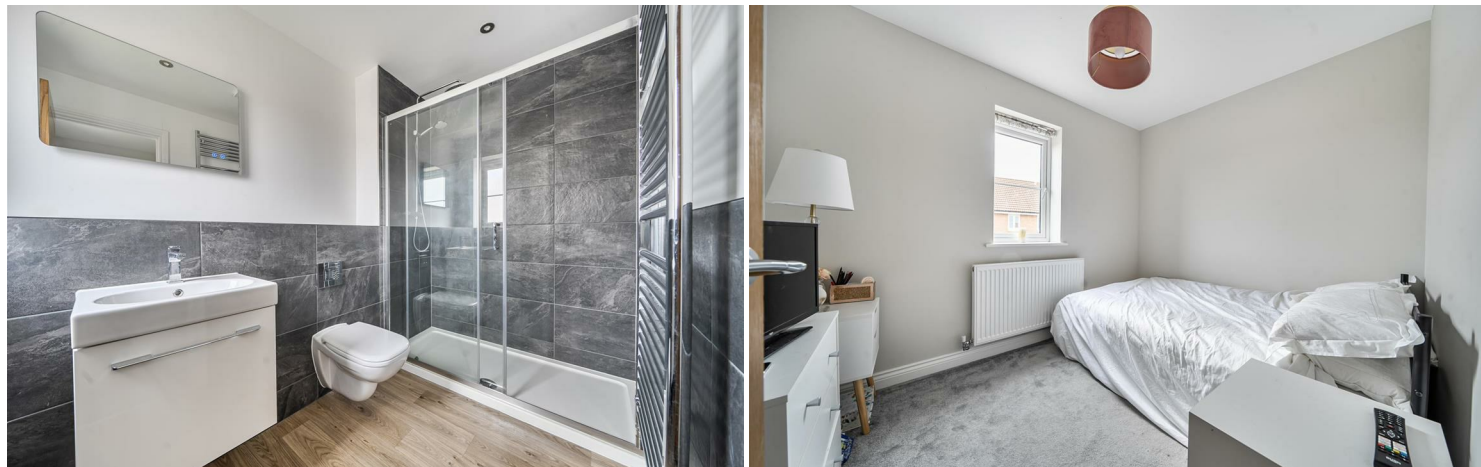
To the front of the property there is a brick paved driveway which provides access to the detached double garage with electric light and power. At the front of the property is a pathway which leads to the front door and garden gate. The rear garden is of a good size, laid to lawn and enclosed by wooden fencing panels and a deep paved patio area and enclosed by wooden fencing panels.

SERVICES

Mains drainage, electric, water. Air source heat pump. Electric vehicle charging point. Ultrafast broadband available (Ofcom), Mobile signal good (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

What3Words ///humble.green.newly



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		

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