

**FOR SALE**

**Guide Price £245,000**

**Broadlands Avenue,  
North Petherton**



**A semi-detached family home available with no onward chain, offering 3 bedrooms, sitting room, kitchen/dining room, family shower room, double glazing, electric heating, parking, garage and a fully enclosed garden, the property is presented well and situated in a much sought-after location.**

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Ground Floor

### Accommodation

With a double glazed front door opening to:-

### Entrance Hall

With a double glazed window to the front aspect, night storage heater, stairs to the first floor accommodation, ceiling light, glazed double doors to:-

### Sitting Room

c.15'7 x 10'1 (4.74m x 3.07m)

With a double glazed window to the front aspect, electric focal point fire with decorative surround, night storage heater, television point, ceiling light.

### Kitchen/Dining Room

c.16'4 x 8'5 (4.97m x 2.56m)

With 2 double glazed windows and a double glazed door to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit, space and point for electric cooker, extractor fan, space and plumbing for a washing machine, electric wall mounted heater, 2 ceiling lights.



## FIRST FLOOR

### Landing

With a double glazed window to the side elevation, access to the loft space, radiator, ceiling light, airing cupboard has an hot water cylinder and shelving, doors to:-

### Bedroom 1

c.14'6 x 9' (4.41m x 2.74m)

With a double glazed window to the front elevation, built-in wardrobe, ceiling light.

### Bedroom 2

c.11'3 x 9' (3.42m x 2.74m)

With a double glazed window to the rear elevation, built-in wardrobe, ceiling light.

### Bedroom 3

c.9'4 x 7'1 (2.84m x 2.15m)

With a double glazed window to the front elevation, ceiling light and wall light.

### Family Shower Room

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin with storage under, close coupled WC, electric wall mounted panel heater, tiling to splash prone areas, ceiling light.

### Outside

To the front of the property there is a small garden laid to lawn with flower bed borders housing a variety of shrubs, to the side there is a concrete printed driveway providing parking and giving access to a single garage, with power and light, the rear garden is fully enclosed and offers a concrete printed patio giving access to a lawn with flower bed borders housing a variety of mature shrubs and flowers, attached to the back of the garage is a workshop and garden store, there is a side access gate, outside lighting and water supply.

Council Tax Band: - C

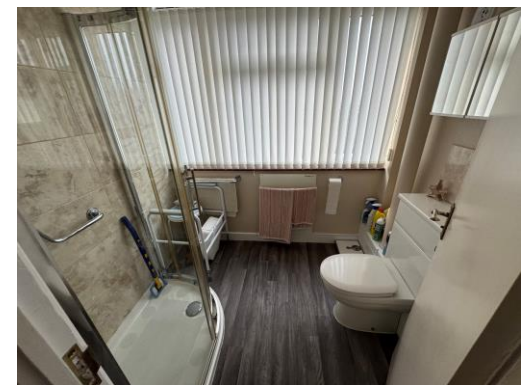
Construction: - Brick under a tiled roof with double glazing.

Utilities: - Mains electric, water and drainage.

Flood Risk: - Surface low and river and sea low.

Primary School Catchment: - North Petherton Community Primary School.

Secondary School Catchment: - Robert Blake Science College



## Directions

Head out of Taunton on the Bridgwater Road, continue into the village of North Petherton and turn right into Baymead Lane and Broadlands Avenue will be found on your left.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

