

PILOTS HELM

North Petherton, Bridgwater, TA6 6TB

Offers In The Region Of £240,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming area of Pilots Helm, North Petherton, this delightful semi-detached terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The upstairs WC adds to the practicality of the home, ensuring that daily routines are both efficient and comfortable. North Petherton is a popular location, known for its friendly community and excellent amenities, making it a wonderful place to live.

One of the standout features of this home is the generous garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The summer house within the garden offers a charming retreat, ideal for relaxation or entertaining guests. Additionally, the property includes a garage and workshop, providing ample storage space and the potential for various projects.

Situation

*Village Location*Semi-detached Family Home*3 Bedrooms*upstairs WC*lounge*kitchen/dining room*Ample outside space*Garage*Workshop*Double Glazing*Central Heating

Local Authority

somerset County council Council Tax Band: B
Tenure: Freehold
EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Description
Nestled in the charming area of Pilots Helm, North Petherton, this delightful semi-detached terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The upstairs WC adds to the practicality of the home, ensuring that daily routines are both efficient and comfortable. North Petherton is a popular location, known for its friendly community and excellent amenities, making it a wonderful place to live.

One of the standout features of this home is the generous garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The summer house within the garden offers a charming retreat, ideal for relaxation or entertaining guests. Additionally, the property includes a garage and workshop, providing ample storage space and the potential for various projects.

Acommodation
All measurements are approximate

Entrance Hall
Double glazed door and obscured double glazed glass panel to hallway with tiled floor, stairs rising to first floor, radiator, door to:

Lounge
13'5 x 13'0 (4.09m x 3.96m)
Double glazed bay window to front overlooking the garden, radiator, tiled fireplace with coal effect gas fire, natural wood flooring, door to:

Kitchen/breakfast area
13' 0 x 9'2 (3.96m 0.00m x 2.79m)
Double glazed window to rear, range of wall and base units with roll edge worktop, stainless steel single drainer sink unit with mixer tap, space for under counter fridge, space for cooker with extractor over, tiled splashback, strip lighting, space for dining table, radiator, radiator.

Inner Hallway
With understairs cupboard, door to bathroom

Downstairs family bathroom
6'1 x 5'6 (1.85m x 1.68m)
Obscure double glazed window to rear and side, panel bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, wall mounted Valliant central heating boiler

Utility
6'3 x 6'1 (1.91m x 1.85m)
Window to side and window to rear, plumbing and space for washing machine and free standing freezer, obscure double glazed door to rear

First floor landing
Obscure double glazed window to side, smoke alarm, loft access

Bedroom 1
14'9 x 8'8 (4.50m x 2.64m)
Dual aspect double glazed windows overlooking the front garden, radiator, WC is situated in the corner of the bedroom, natural wood flooring

Wc
3'8 x 3'0 (1.12m x 0.91m)
Low level WC, pedestal wash hand basin

Bedroom 2
12'1 x 8'3 (3.68m x 2.51m)
Double glazed window to rear overlooking the garden, radiator, built in cupboard, natural wood flooring

Bedroom 3
9'3 x 9'1 (2.82m x 2.77m)
Double glazed window to rear overlooking the garden, natural wood flooring, radiator

PROPERTY DESCRIPTION

Rear Garden
Enclosed by panel fencing, laid mainly to lawn with mature shrubs and boarders, there is a further lawned area from the utility space and has an original brick built outhouse for storage. There is a summer house and a pathway that lead to the rear of the garden and access to the workshop and garage.

Large workshop

16'4 x 15'4 (4.98m x 4.67m)
Timber and Block workshop with windows, double doors give access onto the lane at the rear.

Detached garage

18'1 x 9'7 (5.51m x 2.92m)
Detached garage with an electric roller door, power and lighting, there is a parking space to the rear of the property which can be accessed by the communal lane.

Front Garden
Enclosed by hedging and low level fencing with a wooden gate giving access along a pathway to the front door and side access, on road parking can also be found at the front.

Material Information...
Additional information not previously mentioned
- Mains electric, gas and water
- Water is not on a meter
- Mains Sewerage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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

Council Tax Band B




Vaillant



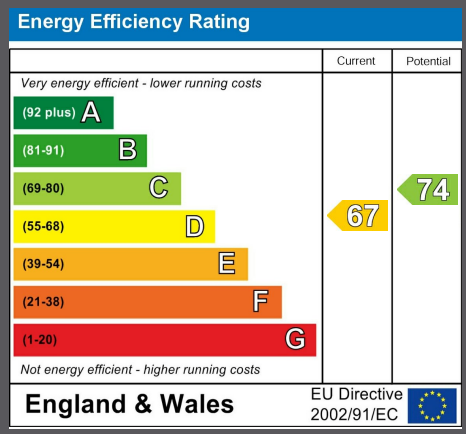




PLAN







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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Tamlyns

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman