

STAGS

2 St. Marys Court

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North Petherton, Bridgwater, TA6 6SY

Taunton 8.4 miles

Charming Grade II Listed Terraced Home with Garage and Parking

- No Onward Chain
- Town Center Location
- Solid Wood Flooring
- Gas Central Heating
- Council Tax Band B
- Period Character Features
- Single Garage With Parking
- Spacious Double Bedrooms
- Grade II Listed
- Freehold

Guide Price £199,950

SITUATION

Situated on the edge of the Quantock Hills Area of Outstanding Natural Beauty, North Petherton offers a thriving community with a range of day-to-day facilities including a nearby convenience store, community centre and popular public house.

The county town of Taunton lies approximately 8 miles to the south, providing an extensive selection of shopping, leisure and cultural amenities along with a well-regarded farmers' market and excellent artisan producers. The area is also well served by both Musgrove Park and Nuffield Hospitals, while a wide choice of independent and state schooling can be found within easy reach.

DESCRIPTION

This charming period property has been thoughtfully restored to create a welcoming home that blends traditional character with comfortable modern living. Sash windows, exposed beams and solid wood flooring all add to the sense of warmth and history.







ACCOMMODATION

An entrance hall leads into the beautifully proportioned open-plan lounge/dining room, featuring a bay window, exposed beams and a wood-burning stove and underfloor heating to the living room and hallway, ideal for cosy evenings. To the rear sits a light and airy kitchen fitted with solid wood units and worktops, with space for an oven and utilities. A large window overlooks the outdoor space at the rear.

On the first floor are two generous double bedrooms, each enjoying excellent natural light through large sash-style windows and enhanced by attractive period features. The family bathroom is well appointed with a corner bath, separate shower, WC and wash hand basin.

OUTSIDE

From the kitchen, a door opens to a private area of outside space, perfect for outdoor dining or a peaceful morning coffee. Beyond this lies an additional patio area shared with the residents of St Mary's Court, an attractive space with a pergola and communal seating for residents to enjoy.

The property further benefits from a single garage and an additional parking space in front, a valuable asset for a town centre home.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. There is a communal maintenance fee of approx. £180 per annum for the upkeep of the parking area and outside space. Superfast broadband available (Ofcom), Mobile signal good/variable outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

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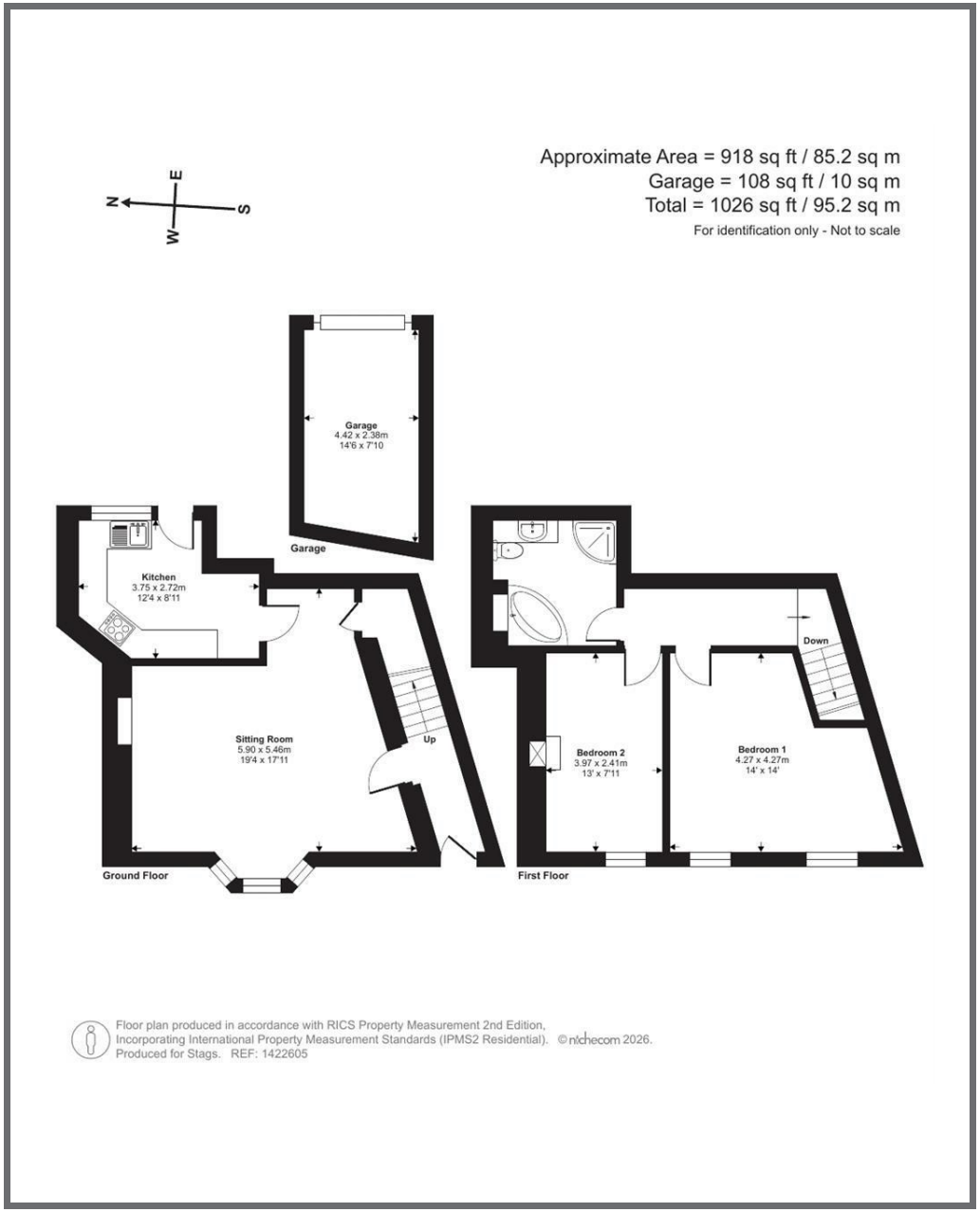




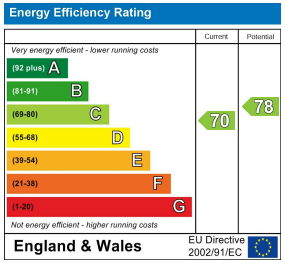


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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