



GIBBINS RICHARDS   
Making home moves happen

32 Sterling Way, North Petherton, Nr. Bridgwater TA6 6DA  
£309,995

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**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

A modern four bedroom detached house situated within the small town of North Petherton. The property itself benefits from ample off road parking, single garage, fully enclosed rear garden. The accommodation comprises in brief; entrance hall, cloakroom, utility, sitting room, kitchen/dining room, four first floor bedrooms (master with en-suite shower room) and family bathroom.

**Tenure: Freehold / Energy Rating: B / Council Tax Band: D**

North Petherton provides an excellent range of local amenities, the property also lies within easy access to Bridgwater's town centre which offers a superb range of shopping, leisure and financial amenities. The nearby towns of Bridgwater and Taunton offer easy access to the M5 motorway as well as mainline intercity railway stations.

NO ONWARD CHAIN  
FOUR BEDROOM DETACHED FAMILY HOME  
EASY ACCESS TO THE M5 MOTORWAY  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
PRIVATE & FULLY ENCLOSED REAR GARDEN  
AMPLE OFF ROAD PARKING / SINGLE GARAGE

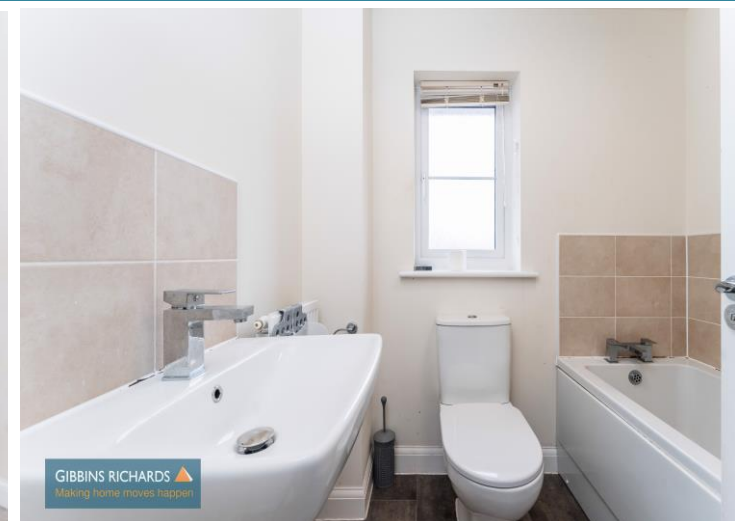




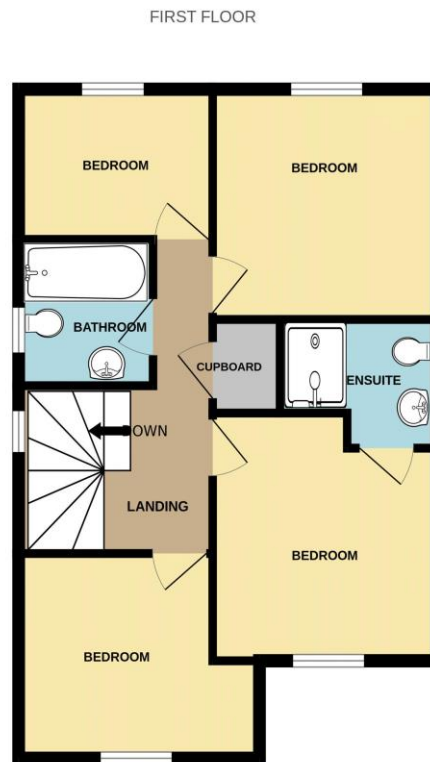
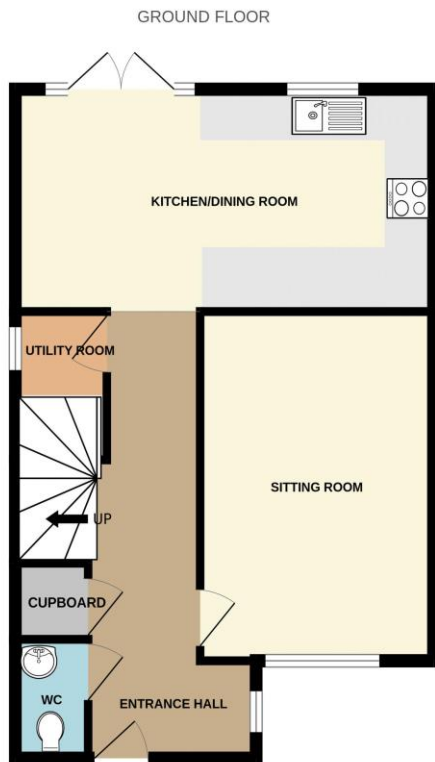
Entrance Hallway	Stairs to first floor. Doors to cloakroom, sitting room, utility and storage cupboard.
Cloakroom	5' 3" x 3' 3" (1.6m x 1.6m) Low level WC and wash hand basin.
Sitting Room	15' 6" x 10' 10" (4.72m x 3.3m) Front aspect window.
Kitchen/Dining Room	19' 5" x 9' 11" (5.91m x 3.01m) Rear aspect window and French doors to garden. Fitted floor and wall cupboard units with integrated dishwasher, electric oven, gas hob with extractor hood over.
Utility Room	6' 7" x 4' 3" (2.0m x 1.29m) Side aspect window. Plumbing for washing machine.
First Floor Landing	Doors to four bedrooms, family bathroom and storage cupboard.
Bedroom 1	11' 0" x 10' 5" (3.35m x 3.17m) Front aspect window. Door to;
En-Suite Shower Room	7' 3" x 5' 9" (2.21m x 1.74m) Low level WC, wash hand basin and walk-in shower.
Bedroom 2	10' 5" x 10' 2" (3.17m x 3.11m) Rear aspect window.
Bedroom 3	11' 2" x 9' 1" (3.4m x 2.77m) Front aspect window.
Bedroom 4	9' 0" x 6' 8" (2.74m x 2.03m) Rear aspect window.
Family Bathroom	6' 6" x 6' 3" (1.98m x 1.9m) Side aspect obscure window. Low level WC, wash hand basin and bath.
Outside	To the side of the property there is a driveway providing off road parking for multiple vehicles and to the rear of the property is a fully enclosed garden laid to patio and lawn.
Single Garage	Up and over door to front.

#### AGENTS NOTE

The property is subject to an annual management fee of approximately £226.61 towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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