



GIBBINS RICHARDS 

17 Tappers Lane, North Petherton, Bridgwater TA6 6SJ

£190,000

GIBBINS RICHARDS 
Making home moves happen

A spacious two bedroom end terrace cottage located in the heart of this popular town and within easy access to local amenities. Externally the property has a small garden to the front and good size garden to the rear as well as unallocated on street parking. The property itself is double glazed and warmed by mains gas fired central heating, although does require a programme of general updating internally. The accommodation is well proportioned and arranged over two storeys comprising in brief; entrance porch, entrance hall, sitting room, dining room, kitchen, lean-to/sun room and ground floor WC. To the first floor a landing leads to two good size bedrooms and spacious family bathroom.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

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.

TWO DOUBLE BEDROOMS
CENTRAL VILLAGE LOCATION
EASY ACCESS TO LOCAL AMENITIES
DOUBLE GLAZED
MAINS GAS FIRED CENTRAL HEATING
NO ONWARD CHAIN





Entrance Porch	4' 3" x 3' 4" (1.29m x 1.02m) Door into;
Entrance Hall	Stairs rising to first floor. Doors to sitting and dining rooms.
Sitting Room	13' 7" x 11' 3" (4.14m x 3.43m) Front aspect bay window. Open fireplace with wrought iron grate and exposed brick surround.
Dining Room	11' 9" x 11' 6" (3.58m x 3.50m) Original sash window to rear. Door to understairs cupboard.
Kitchen	12' 3" x 8' 9" (3.73m x 2.66m) (max)
Lean-to/Sun Room	13' 4" x 5' 5" (4.06m x 1.65m) Polycarbonate roofing, space and plumbing for washing machine. Sliding double glazed doors to rear garden.
WC	4' 2" x 2' 11" (1.27m x 0.89m) Rear aspect obscure window.
First Floor Landing	Doors to two bedrooms and bathroom. Airing cupboard with 'Vaillant' gas combination boiler.
Bedroom 1	15' 1" x 11' 4" (4.59m x 3.45m) Two front aspect windows.
Bedroom 2	11' 7" x 9' 3" (3.53m x 2.82m) Rear aspect window.
Bathroom	9' 5" x 8' 10" (2.87m x 2.69m) Rear aspect obscure window.
Outside	The rear garden is predominantly laid to lawn. Side access path leading to rear garden and across the rear garden there is a shared right of access.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

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.



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