

17 Tappers Lane, North Petherton, Bridgwater TA6 6SJ £190,000

GIBBINS RICHARDS A
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

ooms.

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.

(itchen 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

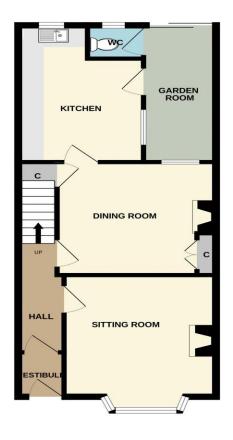
rear garden there is a shared right of access.







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

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 £30 + VAT (£36) 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.