



GIBBINS RICHARDS 

Flat 20 Quantock House, Quantock Parade, North Petherton, Bridgwater

TA6 6TN

£140,000

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Making home moves happen

A two bedroomed 1st floor maisonette located within the village of North Petherton. The well-presented accommodation consists of: entrance hall, sitting/dining room, kitchen, two double bedrooms and re-fitted bathroom. Externally the property benefits from communal residents parking and a balcony off of the sitting room.

Tenure: Leasehold / Energy Rating: F / Council Tax Band: A

Situated at the heart of the village of North Petherton, this deceptively spacious two bedroomed maisonette benefits from plenty of natural light and a private balcony off the main living space. The accommodation has been recently decorated to include new carpets throughout and a re-fitted bathroom suite. The village of North Petherton provides a great range of local facilities including primary school, church, public house and local shopping facilities. A more comprehensive range of shopping and leisure facilities can be found within the town of Bridgwater.

1ST FLOOR MAISONETTE
TWO DOUBLE BEDROOMS
SPACIOUS ACCOMMODATION
RE-FITTED BATHROOM
BALCONY
RESIDENTS COMMUNAL PARKING
VILLAGE LOCATION
CLOSE TO AMENITIES





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Entrance Hallway	5' 0" x 4' 0" (1.52m x 1.22m) Under stair storage.
Sitting/dining room	16' 11" narrowing to 14' 10" x 14' 10" (5.15m x 4.52m) Doors leading to the balcony.
Kitchen	11' 0" x 7' 11" (3.35m x 2.41m)
Landing	10' 11" x 2' 11" (3.32m x 0.89m) Airing cupboard and storage cupboard.
Bedroom 1	12' 11" x 11' 0" (3.93m x 3.35m) Built in wardrobes.
Bedroom 2	14' 11" x 7' 10" (4.54m x 2.39m) Storage cupboard.
Bathroom	7' 0" x 5' 0" (2.13m x 1.52m)
Tenure & Outgoings	125 year lease from 29 September 1979. We have been informed that the service charge is £77 per month.



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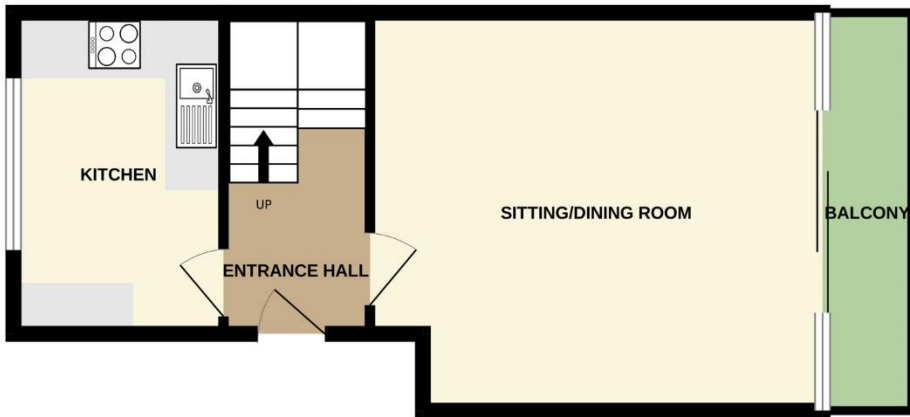


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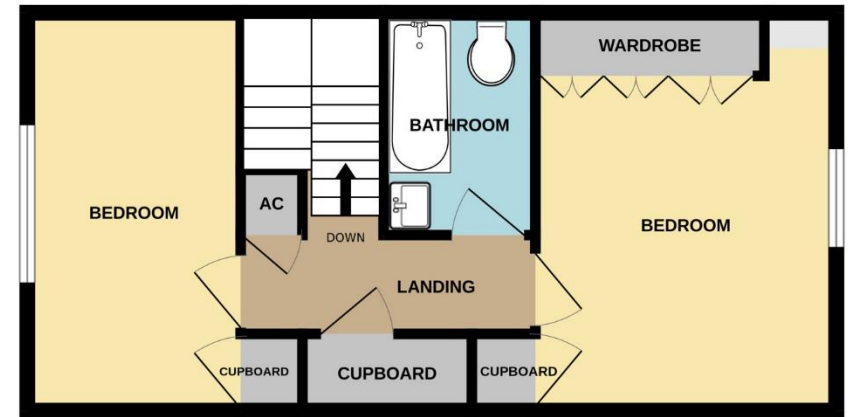


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1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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