



GIBBINS RICHARDS 

Hafod-Y-Gan, Newton Road, North Petherton, Nr. Bridgwater TA6 6SN

£425,000

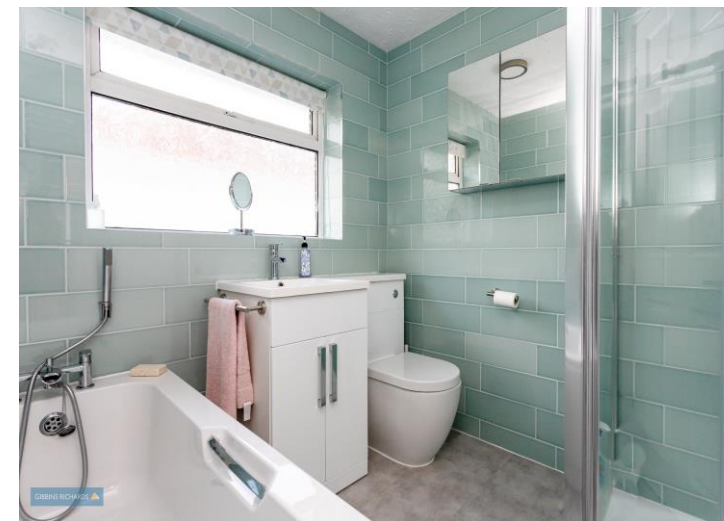
GIBBINS RICHARDS 
Making home moves happen

Located in a convenient yet tucked away location, this spacious family home offers well proportioned accommodation arranged over two storeys and comprising in brief; entrance porch, entrance hall, sitting room, kitchen, dining room, conservatory and ground floor WC. To the first floor a central landing leads to four double bedrooms and re-fitted family bathroom. Externally, there is multiple off road parking and garage to the front and large private gardens to the rear measuring in excess of 160'. This superb family home is offered for sale with NO ONWARD CHAIN and has been well cared for throughout.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

The property is located within easy access to local amenities and just a stones throw from North Petherton park. The property also offers easy access to the M5 motorway at Junction 24 and is just a short drive from both Taunton and Bridgwater. This spacious family home is offered for sale with no onward chain and is situated within a large level plot offering huge scope for future extension if required. The spacious accommodation is well presented throughout, fully double glazed and includes four double first floor bedrooms. Early viewing is advised to avoid disappointment.

LARGE REAR GARDEN APPROXIMATELY 160' IN LENGTH
FOUR DOUBLE BEDROOMS
NO ONWARD CHAIN
SOUGHT AFTER LOCATION
GARAGE & MULTIPLE OFF ROAD PARKING
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
MODERN RE-FITTED KITCHEN & SANITARY FITMENTS
WALKING DISTANCE TO LOCAL AMENITIES
EASY M5 ACCESS





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Entrance Porch	7' 4" x 3' 3" (2.23m x 0.99m)
Entrance Hall	11' 7" x 8' 6" (3.53m x 2.59m) Stairs to first floor. Doors to sitting room, kitchen/dining room and ground floor WC. Two large storage cupboards. Intruder alarm control panel.
WC	7' 5" x 2' 11" (2.26m x 0.89m)
Sitting Room	15' 10" x 11' 10" (4.82m x 3.60m)
Kitchen	11' 8" x 9' 10" (3.55m x 2.99m) Front aspect window. Side door to carport.
Dining Area	16' 1" x 9' 11" (4.90m x 3.02m) max. Side aspect window. Bi-folding doors to conservatory.
Conservatory	9' 6" x 9' 5" (2.89m x 2.87m) Dual aspect windows. Double opening French doors to rear garden. Mains power and lighting.
First Floor Central Landing	6' 10" x 6' 3" (2.08m x 1.90m) Hatch to loft (which could be converted into usable space - subject to the necessary planning/building regulations). Doors to four bedrooms and bathroom.
Bedroom 1	11' 9" x 9' 11" (3.58m x 3.02m) Front aspect window.
Bedroom 2	13' 7" x 8' 4" (4.14m x 2.54m) Front aspect window. Door to airing cupboard.
Bedroom 3	11' 11" x 11' 10" (3.63m x 3.60m) max. Rear aspect window. Built-in wardrobe.
Bedroom 4	9' 11" x 8' 7" (3.02m x 2.61m) Rear aspect window.
Family Bathroom	6' 10" x 6' 9" (2.08m x 2.06m) Side aspect obscure window. Recently re-fitted with a white four piece matching suite comprising low level WC with concealed cistern, wash hand basin with storage under, bath and separate shower cubicle.
Outside	To the front of the property is a brick paviour driveway and off road parking area providing parking for multiple vehicles. Large carport to the side of the property which leads to GARAGE. The front and rear gardens are planted with a variety of mature shrubs and trees. The rear garden is fully enclosed by timber and wire fencing and mature hedgerows and measures approximately 160' (48.73m) in length and is predominantly laid to lawn. The garden enjoys a good degree of privacy and is south facing. There is a brick paviour patio area adjoining the property and path leading to the far end. Contained within the rear garden are two good size timber sheds, two greenhouses, summerhouse, feature sunken fishpond and a vast array of plants, shrubs and flowers including fruit trees.
Single Garage	16' 10" (5.13m) in length x 8' 7" (2.61m) in width (max). Mains lighting and power. Vehicular double opening doors to the front and pedestrian door to the side.

GROUND FLOOR
860 sq. ft. (79.9 sq.m.) approx.



1ST FLOOR
603 sq. ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA - 1,463 sq. ft. (135.9 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 errors or mis-statements. 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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