



GIBBINS RICHARDS

124 Taunton Road, North Petherton, Nr. Bridgwater TA6 6NN
Offers in Excess of £375,000

GIBBINS RICHARDS 
Making home moves happen

A superb three bedroom detached family home situated in a larger than average plot on the edge of North Petherton. This beautifully presented property is set in a convenient location within easy access to local amenities. Externally the property has multiple off road parking and store to the front and large private garden to the rear. Internally, the accommodation is fully UPVC double glazed and warmed by mains gas fired central heating with spacious accommodation arranged over two storeys including an extension on the ground floor. The internal accommodation comprises in brief; entrance porch, entrance hall, sitting room, second reception/dining room, 'L' shaped kitchen/dining/family room with underfloor heating. To the first floor a landing leads to three bedrooms and family bathroom.

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

The town of North Petherton lies between Taunton and Bridgwater and offers an excellent range of local amenities. A much wider range of shopping, leisure and financial amenities can be found in both Bridgwater and Taunton which both lie within easy access. The property offers convenient access to the M5 motorway at Junction 24.

BEAUTIFULLY PRESENTED FAMILY HOME
SOUGHT AFTER POSITION
MULTIPLE OFF ROAD PARKING
LARGE REAR GARDEN
FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
IMPRESSIVE KITCHEN/DINING/FAMILY ROOM
EXETENDED
WALKING DISTANCE TO LOCAL AMENITIES





Entrance Porch
Entrance Hall

Dining Room

Sitting Room

Kitchen/Dining/Family Room

First Floor Landing
Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Outside

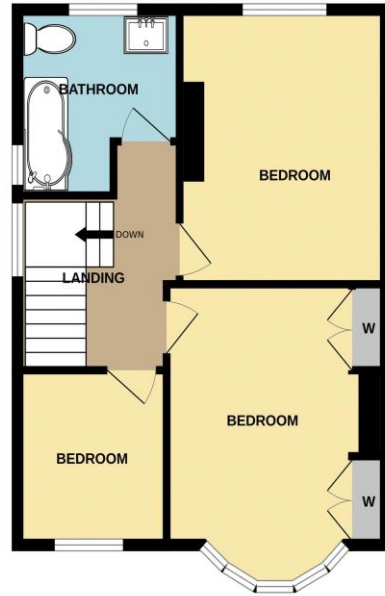
6' 10" x 3' 7" (2.08m x 1.09m) Stained glass window.
12' 9" x 7' 7" (3.88m x 2.31m) Turning stairs rising to first floor. Useful understairs recessed. Side aspect window. High level electric fuse board (concealed).
13' 7" x 10' 11" (4.14m x 3.32m) Double opening doors to sitting room. Wide opening to kitchen/family room. Exposed floor boards.
13' 10" x 11' 10" (4.21m x 3.60m) Front aspect bay window. Log burner.
Dining/Family Area : 19' 10" x 9' 3" (6.04m x 2.82m) Double tri-folding doors to rear garden. Two large Velux windows. Breakfast bar area. Eye and low level kitchen units. Underfloor heating.
Kitchen Area : 9' 9" x 8' 7" (2.97m x 2.61m) Side aspect obscure window. Fitted with a matching range of eye and low level units. Built-in fridge, freezer, slimline dishwasher, washing machine and double oven with five ring gas hob over with extractor fan and light over. Wall mounted 'Worcester' gas boiler (concealed) providing main central heating and domestic hot water. Underfloor heating.
Doors to three bedrooms and bathroom. Hatch to loft.
13' 3" x 10' 8" (4.04m x 3.25m) Front aspect bay window. Two built-in wardrobes.
13' 1" x 11' 4" (3.98m x 3.45m) Rear aspect window. Feature fireplace.
9' 0" x 7' 7" (2.74m x 2.31m) Front aspect window.
9' 0" x 8' 1" (2.74m x 2.46m) Side and rear aspect obscure windows. Fitted with a white three piece matching suite comprising 'L' shaped bath with shower over, low level WC and pedestal wash hand basin.
To the front of the property there is multiple off road parking comprising gravel area and tarmac driveway leading to a timber store to the side of the property with double doors. The rear garden measures approximately - 85' (25.89m) in length by 32' (9.75m) in width. The rear garden is fully enclosed by timber fencing, large paved patio area adjoining the property with area of lawn beyond. Corrugated metal shed and a further timber



GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 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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