



GIBBINS RICHARDS 

3a Clare Street, North Petherton, Nr. Bridgwater TA6 6RG

£159,950

GIBBINS RICHARDS   
Making home moves happen

A delightful two bedroom 'back to back' cottage located in the heart of North Petherton. The property benefits from UPVC double glazing throughout and warmed by gas central heating. The property is within walking distance to local shops and amenities as well as easy access to the M5. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, two first floor bedrooms, bathroom and additional loft space.

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

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.

WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
EASY ACCESS TO THE M5 MOTORWAY AT JUNCTION 24  
TWO FIRST FLOOR BEDROOMS  
UNALLOCATED ON STREET PARKING  
DOUBLE GLAZING  
GAS CENTRAL HEATING  
IDEAL FIRST TIME/INVESTMENT PURCHASE  
POPULAR LOCATION





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Entrance Hall 5' 8" x 3' 1" (1.73m x 0.94m) Storage cupboard housing boiler.

Sitting/Dining Room 13' 11" x 15' 11" (4.24m x 4.85m) Stairs to first floor. Front aspect window.

Kitchen 8' 3" x 8' 2" (2.51m x 2.49m) Fitted with floor and wall cupboard units. Integrated electric oven and hob. Space and plumbing washing machine.

First Floor Landing Velux window. Storage cupboards. Doors to two bedrooms and bathroom. Hatch to partially boarded loft with Velux window.

Bedroom 1 10' 7" x 10' 2" (3.22m x 3.10m) Front aspect window.

Bedroom 2 7' 4" x 5' 1" (2.23m x 1.55m) Front aspect window.

Bathroom 11' 0" x 5' 0" (3.35m x 1.52m) Equipped in a three piece suite comprising bath with overhead shower, WC and wash hand basin. Storage cupboard. Heated towel rail.

Outside Unallocated on street parking.

AGENTS NOTE

We have also been informed that the solar panels are owned, and further information can be sought via your legal representative.



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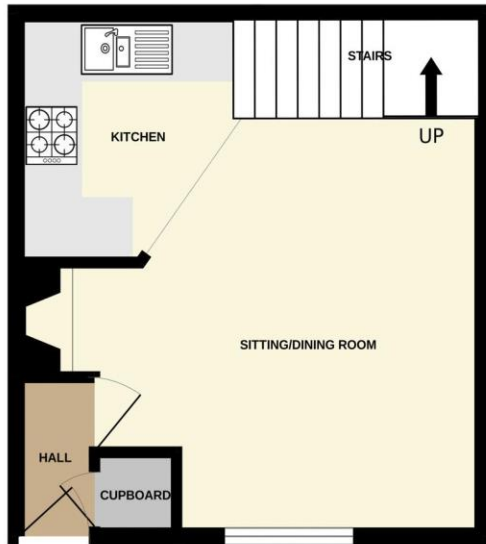


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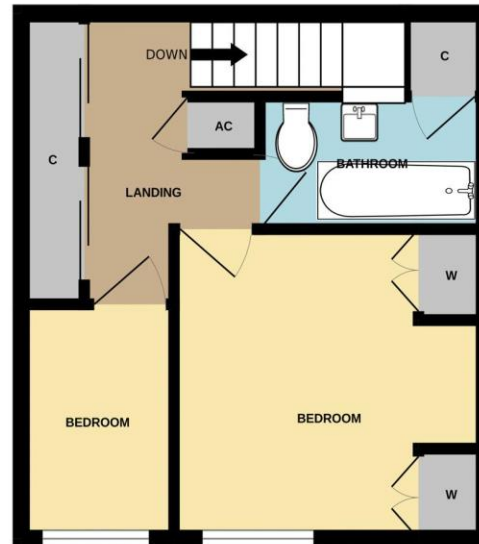


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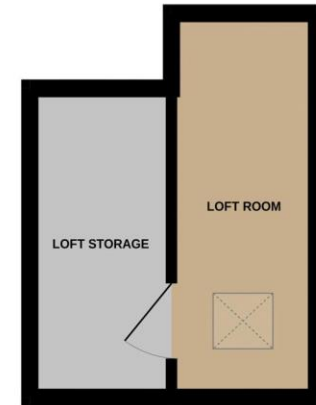
GROUND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



2ND FLOOR  
114 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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.



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.

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