



GIBBINS RICHARDS 

44 Portman Road, North Petherton, Nr. Bridgwater TA6 6SS

£235,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned and extended three bedroom terrace house located within the popular position in North Petherton. The property benefits from off road parking to the front, warmed by gas central heating and double glazing throughout. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, dining room, kitchen, utility and ground floor WC. To the first floor are three good size bedrooms and family bathroom.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The property is located in a cul-de-sac position in the popular town of North Petherton and just a stones throw from many local amenities. North Petherton lies between Taunton and Bridgwater and offers convenient access to the M5 motorway at Junction 24. Within North Petherton itself are a useful range of shops as well as public houses, doctors surgery and primary school.

NO ONWARD CHAIN
THREE BEDROOM TERRACE HOUSE
OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
DOUBLE GLAZING
GAS CENTRAL HEATING
EASY ACCESS TO THE M5
WALKING DISTANCE TO LOCAL AMENITIES
WELL PROPORTIONED - GREAT POTENTIAL





Entrance Porch
Entrance Hall

Sitting Room

Kitchen

Dining Room

Inner Lobby

WC

Utility Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Outside

4' 3" x 3' 7" (1.3m x 1.1m) Door to; Stairs to first floor. Doors to sitting, dining room and storage cupboard.

13' 5" x 12' 2" (4.1m x 3.7m) Front aspect window.

11' 10" x 11' 10" (3.6m x 3.6m) Rear aspect window. Door to;

11' 10" x 7' 3" (3.6m x 2.2m) Sliding doors to rear garden. Understairs storage cupboard.

Doors to side passage, rear garden and ground floor WC.

3' 7" x 3' 7" (1.1m x 1.1m) WC and wash hand basin.

6' 11" x 5' 11" (2.1m x 1.8m) Plumbing for washing machine.

Doors to three bedrooms and family bathroom. Hatch to loft.

12' 2" x 10' 2" (3.7m x 3.1m) Front aspect window. Range of built-in wardrobes.

12' 10" x 7' 7" (3.9m x 2.3m) Rear aspect window. Range of built-in wardrobes.

9' 10" x 8' 10" (3.m x 2.7m) Front aspect window.

7' 3" x 5' 3" (2.2m x 1.6m) Rear aspect obscure window. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with overhead electric shower. Heated towel rail.

To the front of the property there is off road parking. To the rear is a fully enclosed rear garden predominantly laid to lawn with patio area adjoining the property. Workshop with fitted units.



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk