



GIBBINS RICHARDS 

3 Cliff Road, North Petherton, Nr. Bridgwater TA6 6NU

£350,000

GIBBINS RICHARDS 
Making home moves happen

A stunning character three bedroom cottage located in the popular town of North Petherton. The property is warmed by gas central heating, fully double glazed and within walking distance to local shops and amenities. The accommodation comprises in brief; entrance hallway, sitting room, kitchen, dining room, cloakroom, garden room, three first floor bedrooms and family bathroom. Externally to the front, steps lead to the front door with a small area of garden together with a private fully enclosed rear garden with workshop.

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

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.

PERIOD CHARACTER COTTAGE
POPULAR LOCATION CLOSE TO WOODS
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
ROADSIDE PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING THROUGHOUT
BEAUTIFULLY PRESENTED
FULLY ENCLOSED REAR GARDEN



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Entrance Hallway	Leading to sitting room and dining room. Stairs to first floor.
Sitting Room	16' 5" x 12' 5" (5.00m x 3.78m) Front aspect window. Inglenook fireplace with log burner.
Kitchen	18' 3" x 11' 4" (5.56m x 3.45m) Re-fitted kitchen with double oven and four ring induction hob. Door to WC and French doors to garden room.
Cloakroom	5' 3" x 4' 7" (1.60m x 1.40m) Rear and side aspect obscure windows. Low level WC and wash hand basin. Space and plumbing for washing machine.
Garden Room	13' 7" x 9' 9" (4.14m x 2.97m) Doors to rear garden.
Dining Room	10' 9" x 9' 5" (3.27m x 2.87m) French doors to rear garden.
First Floor Galleried Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	16' 5" x 13' 7" (5.00m x 4.14m) (maximum) Front and side aspect windows. Built-in wardrobes and airing cupboard.
Bedroom 2	9' 3" x 9' 1" (2.82m x 2.77m) Rear aspect bay window. Built-in cupboards.
Bedroom 3	11' 6" x 7' 6" (3.50m x 2.28m) Rear and side aspect windows. Built-in cupboard.
Family Bathroom	8' 7" x 8' 2" (2.61m x 2.49m) Rear aspect window. Fitted in a modern white suite comprising low level WC, wash hand basin, bath with overhead electric shower. Storage cupboard.
Outside	Fully enclosed private well-stocked rear garden with Workshop - 11' 1" x 7' 2" (3.38m x 2.18m) with window and power/lighting.



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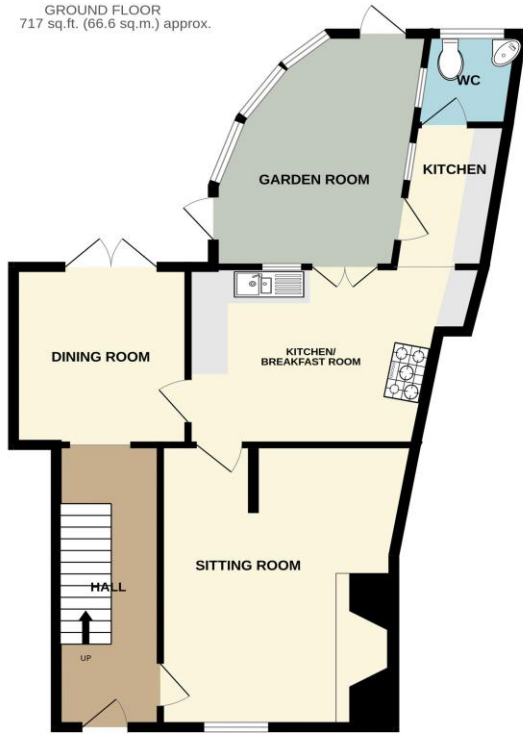


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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 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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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.
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