



GIBBINS RICHARDS

23 Bridgwater Road, North Petherton, Nr. Bridgwater TA6 6RE

£465,000

GIBBINS RICHARDS 
Making home moves happen

A substantial four/five bedroom semi-detached period family home located in a convenient location within the centre of this popular village and within easy walking distance to local amenities. Externally the property has multiple off road parking to the front and garage to the side and large private garden to the rear. Internally, the spacious accommodation is arranged over two storeys comprises in brief; entrance porch, entrance hall, sitting room, dining room, kitchen, breakfast area, utility room, wet room and further reception room/bedroom 5, conservatory, WC and office/store. To the first floor a galleried landing leads to four bedrooms and family bathroom with separate WC. The property is double glazed and warmed by mains gas fired central heating.

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

The highly versatile accommodation is generally well presented and could be adapted to suit a range of needs. This character property exudes charm throughout and would make a wonderful family home. The town of North Petherton lies between Taunton and Bridgwater and offers an excellent range of local amenities. Easy access to the M5 motorway can be gained at Junction 24 which is located approximately one mile distant.

SUBSTANTIAL PERIOD PROPERTY

MULTIPLE OFF ROAD PARKING

LARGE GARAGE

LARGE REAR GARDEN

4/5 DOUBLE BEDROOMS

4/5 RECEPTION ROOMS

FULL UPVC DOUBLE GLAZING

MAINS GAS FIRED CENTRAL HEATING / NEW BOILER INSTALLED

2024CENTRAL VILLAGE LOCATION / WALKING DISTANCE TO AMENITIES

EASY M5 ACCESS



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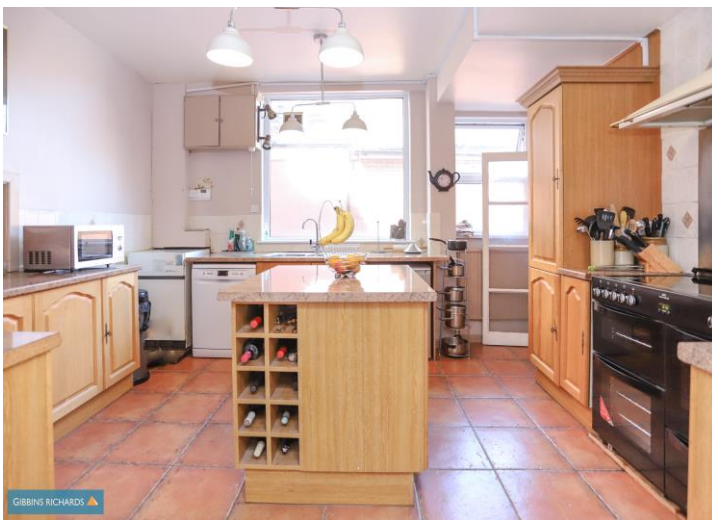
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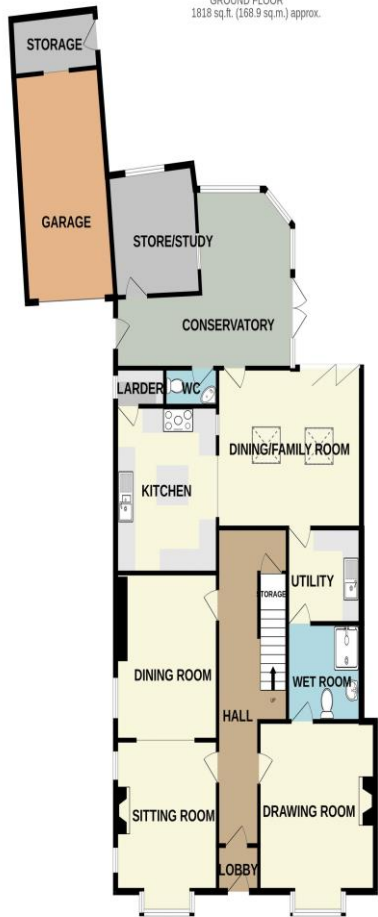


Entrance Porch	3' 11" x 3' 10" (1.19m x 1.17m) Door to;
Entrance Hall	26' 5" x 6' 11" (8.05m x 2.11m) reducing to 3' 10" (1.17m) original tiled flooring, stairs to first floor galleried landing. Doors to sitting room, second reception room, dining room and kitchen/breakfast room. Door to undersairs cupboard.
Sitting Room	15' 2" x 11' 10" (4.62m x 3.60m) (into front aspect bay window) Two side aspect windows. Wide opening through to;
Dining Room	13' 7" x 12' 4" (4.14m x 3.76m) Side aspect window. Serving hatch through to kitchen.
Kitchen	13' 7" x 12' 0" (4.14m x 3.65m) Side aspect windows. High level electric fuse board. Floor mounted gas combination boiler. Walk-in pantry cupboard with shelving and window to side.
Breakfast Area	16' 6" x 13' 1" (5.03m x 3.98m) Bi-folding doors opening to rear garden. Doors to utility room and rear conservatory. Two sky light windows.
Utility Room	8' 11" x 7' 8" (2.72m x 2.34m) Sky light window. Fitted with a range of kitchen storage units.
Wet Room	8' 10" x 8' 0" (2.69m x 2.44m) Three piece suite.
Front Reception Room/Bedroom 5	13' 11" x 13' 11" (4.24m x 4.24m) (excluding walk-in bay window to front)
Conservatory	14' 10" x 10' 10" (4.52m x 3.30m) Walkway leading to ground floor WC and office/store. Door to side driveway and double doors to rear garden.
WC	5' 3" x 3' 5" (1.60m x 1.04m)
Store/Office	9' 5" x 9' 7" (2.87m x 2.92m) Dual aspect windows to rear.
First Floor Galleried Landing	Doors to four bedrooms, family bathroom and separate WC. Rear aspect window,
Bedroom 1	14' 11" x 13' 11" (4.55m x 4.24m) Three front aspect windows. Fitted wardrobes.
Bedroom 2	14' 8" x 14' 0" (4.47m x 4.27m) Front aspect window. Built-in wardrobes. Wash hand basin.
Bedroom 3	12' 0" x 8' 10" (3.66m x 2.7m) Side aspect window.
Bedroom 4	11' 3" x 8' 2" (3.43m x 2.5m) Side aspect window.
Family Bathroom	Rear aspect obscure window. Fitted in a white suite comprising shower cubicle, bath, wash hand basin and large airing cupboard.
Separate WC	Side aspect window.
Outside	To the front of the property there is multiple off road parking with an area of front garden. The front garden is partially enclosed by low level brick wall with a tarmac driveway leading to garage. The rear garden measures approximately - 50' (15.23m) in width by 125' (38.07m) in length. The rear garden is fully enclosed by brick wall and contains a number of timber sheds for storage. There is a large paved patio area adjoining the property and concrete path running the length of the garden. The rear garden enjoys a good degree of privacy and is a gardeners paradise with a wide selection of mature shrubs, flowers and trees.
Garage	18' 8" x 10' 4" (5.69m x 3.15m) Vehicular metal up and over door to front. Mains lighting and power. Roof storage space. Gas meter. To the rear of the garage there is an opening leading to an additional timber store - 9' 8" x 4' 10" (2.94m x 1.47m).



GROUND FLOOR
1818 sq.ft. (168.9 sq.m.) approx.

1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 2710 sq.ft. (251.8 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. The 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.
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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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