



48 Fore Street, North Petherton, Nr. Bridgwater TA6 6PZ

£299,950

GIBBINS RICHARDS 
Making home moves happen

ENERGY RATING: TBC

THE PROPERTY

A deceptively spacious and exceptionally well presented five bedroom end terrace cottage situated in the heart of this popular village. The property itself has been beautifully enhanced by the current owners and offers a wealth of family accommodation arranged over two storeys. The internal accommodation comprises in brief; entrance porch, study, lounge, play room, dining room, ground floor WC, impressive kitchen/breakfast room, side lobby/utility area and additional utility room. To the first floor a landing leads to five good sized bedrooms and family bathroom with en-suite shower room to the master bedroom. Externally there is a good sized well tended garden to the rear with large garage/workshop and off road parking. This property must be seen to be fully appreciated and is just a stones throw from the many village amenities North Petherton has to offer. The property also offers easy access to the M5 motorway at Junction 24 and is easily accessible for both Taunton and Bridgwater.

INCREDIBLY SPACIOUS

BEAUTIFULLY PRESENTED

LARGE GARAGE / MULTIPLE OFF ROAD PARKING

ATTRACTIVE GARDEN

CENTRAL VILLAGE LOCATION

FIVE BEDROOMS

THREE RECEPTION ROOMS

FULL UPVC DOUBLE GLAZING / GAS CENTRAL HEATING

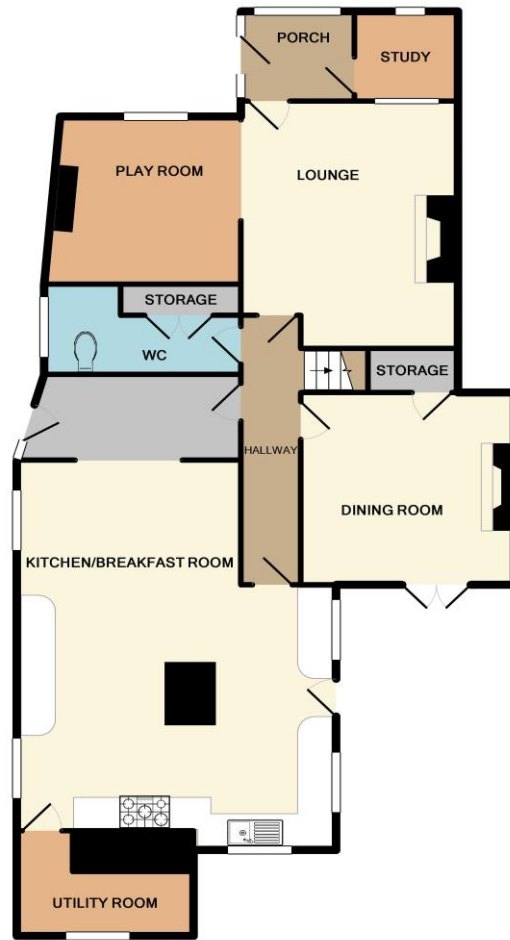
VIEWING ADVISED





Entrance Porch	7' 0" x 5' 6" (2.13m x 1.68m)
Study	5' 6" x 5' 5" (1.68m x 1.65m)
Lounge	15' 1" x 12' 5" (4.59m x 3.78m)
Play Room	11' 4" x 10' 2" (3.45m x 3.10m)
Inner Hallway	stairs rising to first floor
Ground Floor WC	11' 2" x 5' 7" (3.40m x 1.70m) (incorporating cupboard space)
Dining Room/Second Reception Room	12' 4" x 11' 7" (3.76m x 3.53m) built-in storage cupboard and double doors opening to rear garden
Utility Area	12' 3" x 5' 2" (3.73m x 1.57m) (off kitchen) door providing access to side
Kitchen/Breakfast Room	22' 6" x 18' 6" (6.85m x 5.63m) door to rear garden
Second Utility Room	9' 9" x 6' 7" (2.97m x 2.01m)
First Floor Landing	Doors to all bedrooms and bathroom
Bedroom 1	14' 2" x 10' 0" (4.31m x 3.05m) plus additional wardrobe space on walkway
En-Suite Shower Room	8' 1" x 5' 4" (2.46m x 1.62m)
Bedroom 2	14' 2" x 11' 6" (4.31m x 3.50m) (front) with built-in wardrobes and dual aspect windows
Bedroom 3	12' 6" x 10' 10" (3.81m x 3.30m) (front)
Bedroom 4	11' 8" x 7' 3" (3.55m x 2.21m) (rear)
Bedroom 5	8' 2" x 6' 5" (2.49m x 1.95m) increasing to 10' 1" (3.07m) (side)
Family Bathroom	11' 6" x 7' 6" (3.50m x 2.28m) fitted in a four piece suite, door to airing cupboard
Outside	The rear garden measures approximately - 31' (9.44m) in width by 52' (15.84m) in length (maximum), lower area of parking which measures approximately - 28' 8" x 21' 9" (8.73m x 6.62m), enclosed by double gates and contains large garage/workshop.





GROUND FLOOR
APPROX. FLOOR
AREA 1140 SQ.FT.
(106.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 902 SQ.FT.
(83.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 2043 SQ.FT. (189.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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