



GIBBINS RICHARDS 

Plot 45 - The Chedworth - Chaucers Meadow, North Petherton, Nr.  
Bridgwater, Somerset TA6 6RR

£339,995

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Making home moves happen

**\*\* BRAND NEW - Persimmon Homes \*\***

The Chedworth design, four bedroom detached house situated within the 'Chaucers Meadow' development in the sought after town of North Petherton. The accommodation comprises in brief; entrance hallway, dining room/study, sitting room, kitchen/breakfast room, utility and cloakroom. First floor landing leading to four bedrooms (master with en-suite shower room) and family bathroom. Private fully enclosed rear garden laid to patio and lawn.

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

North Petherton provides an excellent range of local amenities, the property also lies within easy access to Bridgwater's town centre which offers a superb range of shopping, leisure and financial amenities. The nearby towns of Bridgwater and Taunton offer easy access to the M5 motorway as well as mainline intercity railway stations.

EX SHOW HOME - PERSIMMON HOMES - CHEDWORTH DESIGN  
BRAND NEW  
FOUR BEDROOM DETACHED HOUSE  
GARAGE / OFF ROAD PARKING  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
ENCLOSED REAR GARDEN  
EASY ACCESS TO THE M5 MOTORWAY  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
INTEGRATED KITCHEN APPLIANCES



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Entrance Hall	Stairs to first floor. Doors to study, sitting room and kitchen/breakfast room.
Dining Room/Study	10' 7" x 9' 8" (3.22m x 2.94m) Front aspect window.
Sitting Room	13' 3" x 10' 6" (4.04m x 3.20m) Front aspect window.
Kitchen/Breakfast Room	20' 2" x 9' 7" (6.14m x 2.92m) French doors to rear garden. Rear aspect window. Integrated appliances including fridge/freezer and dishwasher.
Utility Room	6' 1" x 5' 3" (1.85m x 1.60m) Door to rear garden. Space and plumbing for washing machine.
Cloakroom	5' 2" x 3' 1" (1.57m x 0.94m) Side aspect obscure window. WC and wash hand basin.
First Floor Landing	Side aspect window. Doors to four bedrooms and family bathroom. Hatch to loft.
Bedroom 1	11' 4" x 10' 9" (3.45m x 3.27m) Rear aspect window.
En-Suite Shower Room	6' 1" x 3' 9" (1.85m x 1.14m) Rear aspect obscure window. WC, wash hand basin and walk-in shower. Heated towel rail.
Bedroom 2	11' 5" x 8' 4" (3.48m x 2.54m) Front aspect window.
Bedroom 3	9' 8" x 9' 0" (2.94m x 2.74m) Front aspect window.
Bedroom 4	8' 4" x 7' 7" (2.54m x 2.31m) Front aspect window.
Family Bathroom	8' 2" x 6' 4" (2.49m x 1.93m) Rear aspect obscure window. WC, wash hand basin and bath with overhead electric shower. Heated towel rail.
Outside	Fully enclosed rear garden with rear access gate. Laid to patio and lawn.

**AGENTS NOTE** This property is subject to an annual fee of approximately £219.64 payable to Remus Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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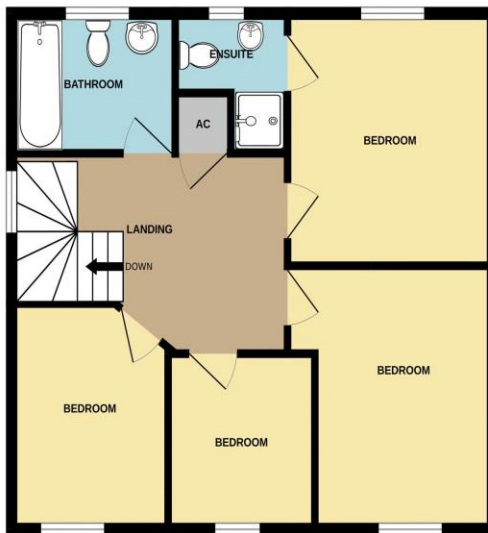
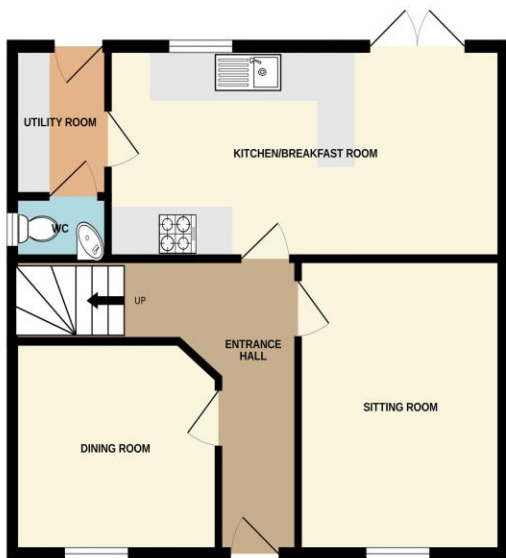
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GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.8 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. 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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