



8 Lindsey Crescent, North Petherton, Nr. Bridgwater TA6 6QN

£275,000

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A spacious well proportioned three bedroom detached bungalow situated at the end of a quiet cul-de-sac in the centre of this popular town. The property is offered for sale with no onward chain and would benefit from some cosmetic updating internally. The accommodation is fully UPVC double glazed and warmed by oil fired central heating. The accommodation is arranged solely on the ground floor and comprises in brief; spacious entrance hall, sitting room, kitchen/dining room, three good size bedrooms and wet room. There are lots of built-in storage cupboards and rear porch/utility room. Externally the property has off road parking and garage to the front and private enclosed garden to the rear.

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

The property is located 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

FULL UPVC DOUBLE GLAZING

OIL FIRED CENTRAL HEATING

GARAGE

OFF ROAD PARKING

QUIET / END OF CUL-DE-SAC POSITION

WALKING DISTANCE TO LOCAL AMENITIES

GOOD SIZE PRIVATE REAR GARDEN

Entrance Hall	17' 0" x 5' 7" (5.18m x 1.70m) Hatch to loft, doors to sitting room, three bedrooms, kitchen/dining room and shower/wet room. Door to airing cupboard housing factory lagged hot water cylinder. Double doors to cloak cupboard.
Sitting Room	15' 11" x 13' 7" (4.85m x 4.14m) reducing to 11' 9" (3.58m) Front aspect window.
Kitchen/Dining Room	15' 11" x 9' 11" (4.85m x 3.02m) Rear aspect window. Pantry cupboard. Matching range of eye and low level units.
Rear Porch/Utility	9' 0" x 4' 2" (2.74m x 1.27m) Stable door providing access to rear garden. Cupboard housing electric meter. Space for under counter appliances.
Bedroom 1	12' 3" x 9' 10" (3.73m x 2.99m) Front and side aspect windows.
Bedroom 2	10' 8" x 9' 11" (3.25m x 3.02m) Rear aspect window.
Bedroom 3	10' 7" x 6' 11" (3.22m x 2.11m) Side aspect window.
Shower/Wet Room	7' 3" x 5' 4" (2.21m x 1.62m) Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and walk-in shower area with Mira electric shower.
Outside	Driveway to the front providing multiple off road parking and leading to single garage. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn and enclosed by timber fencing. Sunken fishpond, oil storage tank, outside lighting and outside tap.



While every effort has been made to ensure the accuracy of the description contained herein, measurements, drawings, fixtures, fittings and other information are for guidance only and should not be relied upon as a basis for any purchase or other transaction. The seller for the above property only and does not accept any liability for any errors or omissions. This document is for information only and does not constitute an offer. It is for your information only and should not be relied upon as a basis for any purchase or other transaction. © 2014 Gibbins Richards

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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