



GIBBINS RICHARDS 
Making home moves happen

3 Tanner Road, North Petherton, Nr. Bridgwater TA6 6RR
£250,000

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An immaculately presented three bedroom, three storey town house located in this popular modern development within the small town of North Petherton. The property benefits from full UPVC double glazing, warmed by mains gas fired central heating, off road parking for two vehicles and a private and fully enclosed rear garden. The accommodation comprises in brief; entrance porch, sitting room, inner lobby leading to downstairs cloakroom and a modern fitted kitchen/diner. To the first floor are two good size bedrooms and family bathroom and to the second floor is the master bedroom with en-suite shower room.

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

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.

THREE BEDROOM, THREE STOREY TOWN HOUSE
MODERN DEVELOPMENT / POPULAR LOCATION
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SOWER ROOM
FULLY ENCLOSED REAR GARDEN
FULL UPVC DOUBLE GLAZING / GAS CENTRAL HEATING
IDEAL FAMILY HOME
BUILD GUARANTEE STILL REMAINING
LOCATED ON A BUS ROUTE FOR HINKLEY POINT
VIEWING RECOMMENDED



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Entrance Porch
Sitting Room

Inner Lobby
Cloakroom
Kitchen/Diner

First Floor Landing
Bedroom 2

Bedroom 3

Family Bathroom

Second Floor Landing

Bedroom 1

En-Suite Shower Room

Outside

Leading to;
14' 7" x 11' 9" (4.44m x 3.58m) Front aspect window.

Doors to cloakroom and kitchen.
Low level WC and wash hand basin.
11' 7" x 8' 9" (3.53m x 2.66m) Rear aspect window and French doors to garden. Modern wall and floor cupboard units with integrated electric oven and gas hob. Space and plumbing for washing machine.

Doors to two bedrooms and family bathroom.
11' 9" x 8' 9" (3.58m x 2.66m) Dual front aspect windows.

11' 9" x 9' 0" (3.58m x 2.74m) Rear aspect window.

7' 9" x 5' 5" (2.36m x 1.65m) Low level WC, wash hand basin and bath with overhead shower. Heated towel rail.

Door to master bedroom and storage cupboard.

17' 4" x 8' 3" (5.28m x 2.51m) Front aspect window. Door to;

11' 0" x 5' 3" (3.35m x 1.60m) Rear aspect Velux window. Low level WC, wash hand basin and walk-in shower.

Off road parking for two vehicles. The rear garden is fully enclosed and laid to patio and lawn. Storage shed. Rear access gate.

AGENTS NOTE

This property is subject to an annual fee of approximately £293.64 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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