



GIBBINS RICHARDS   
Making home moves happen

5 Meadow Place, North Petherton, Bridgwater TA6 6ZT  
**£279,950**

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This stunning three-bedroom semi-detached family home, located in the charming town of North Petherton, is now on the market. The property offers ample off-road parking, enjoys lovely views, and benefits from gas central heating and full UPVC double glazing. Additional features include en suite facilities to the master bedroom and a convenient downstairs cloakroom. The accommodation briefly comprises: entrance hallway, cloakroom, kitchen, and living room. To the first floor are three bedrooms, the master with en suite, and a family bathroom. Externally, the property offers ample off-road parking to the front and a lovely private garden to the rear. Energy Rating: B

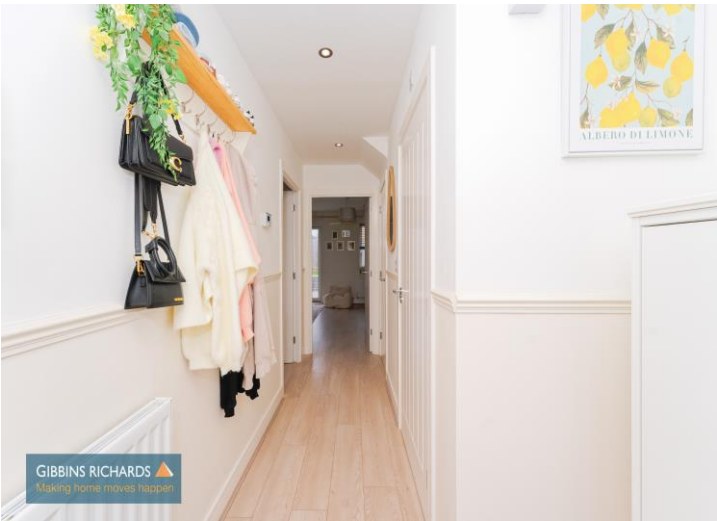
Tenure: Freehold / Energy Rating: B / Council Tax Band: C

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.

- SEMI DETACHED
- MULTIPLE OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOVELY VIEWS
- WALKING DISTANCE TO SHOPS AND AMENITIES
- EASY ACCESS TO THE M5
- IDEAL FAMILY HOME
- MODERN DEVELOPMENT



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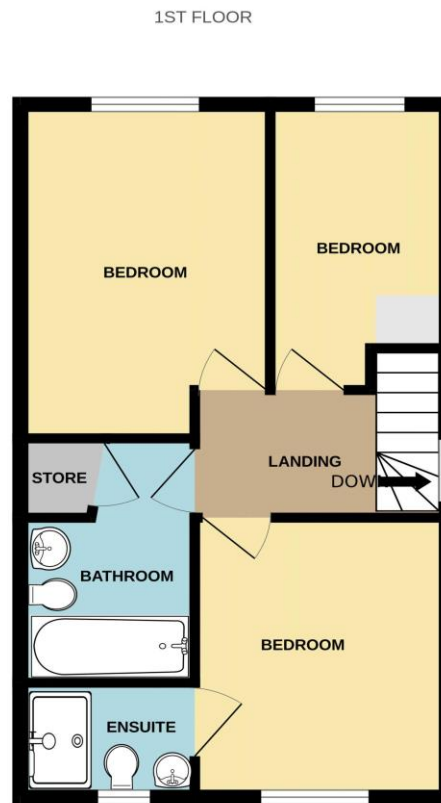
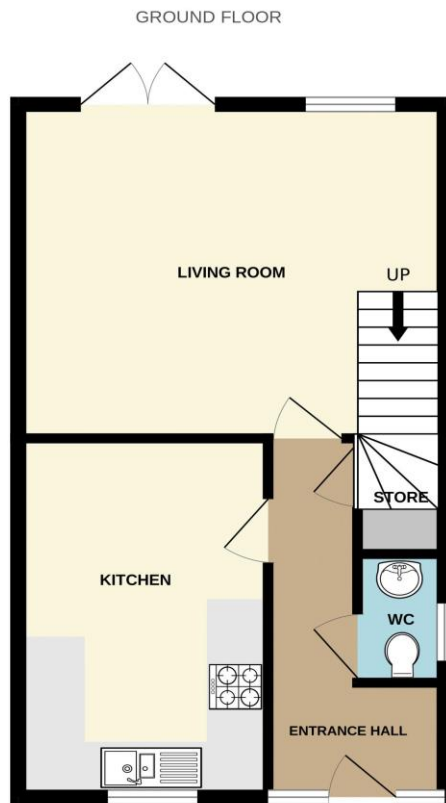
Entrance Hallway	Leading to; Kitchen, Cloakroom and Living Room. Stairs to the first floor.
Kitchen	14' 1" x 9' 2" (4.3m x 2.8m) Front aspect window. Gas hob, electric cooker. Plumbing for washing machine.
Living room	15' 8" x 13' 1" (4.77m x 4m) Rear aspect window. French door's to rear garden. Stairs to first floor.
Cloakroom	5' 1" x 3' 2" (1.54m x 0.97m) Toilet and basin.
First Floor Landing	Leading to; Three bedrooms - Main with Ensuite and Family Bathroom.
Bedroom 1	11' 0" x 9' 3" (3.35m x 2.82m) Front aspect window. With Ensuite.
Bedroom 2	13' 1" x 9' 2" (4m x 2.79m) Rear aspect window.
Bedroom 3	11' 3" x 6' 6" (3.42m x 1.98m) Rear aspect window.
Outside	To the front, there is ample off-road parking available, while the rear features a private, enclosed garden with convenient side access.

#### AGENTS NOTE

This property is subject to an annual fee of approximately £291.00 payable to Remus Land Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.







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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