



August Bungalow, Whiting Lane, North Petherton, Nr. Bridgwater TA6 6PU

£375,000

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Immaculate modern three double bedroom detached bungalow situated in a tucked away location within the desirable village of North Petherton. Close to local amenities, and offering excellent access to major road links the property provides light and spacious accommodation with low maintenance pretty courtyard garden, and off road parking for at least six cars, appealing to those with caravans /motorhomes. Built in 1995 by a local builder for his own occupation, this is a unique opportunity and an early viewing is recommended.

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

A highly individual three double bedroom bungalow offered in excellent condition throughout. In brief the accommodation comprises: enclosed entrance porch, spacious entrance hallway providing access to all rooms, sitting room, kitchen/diner, rear porch, three double bedrooms, shower room, separate toilet, utility room, small bike garage/store. The property is warmed by oil fired central heating and also benefits from upvc double glazing throughout. Externally the property has a pretty south facing rear courtyard garden which is mainly walled, providing a lovely space to relax. To the side of the property there are two timber sheds one with power and lighting. To the front of the property there is extensive off-road parking offering scope for a caravan/motorhome as well as parking for multiple vehicles.

MODERN THREE DOUBLE BEDROOM BUNGALOW  
QUIET LOCATION IN FAVOURED VILLAGE  
EXCELLENT CONDITION THROUGHOUT  
EXTENSIVE OFF-ROAD PARKING WITH PLENTY OF SPACE FOR CARAVAN/BOAT  
LOW MAINTENANCE SOUTH FACING REAR COURTYARD GARDEN  
OIL CENTRAL HEATING - REPLACED BOILER  
UPVC DOUBLE GLAZING  
EARLY VIEWING ADVISED







Entrance Porch	Leading to;
Spacious Entrance Hallway	14' 2" x 10' 1" (4.31m x 3.07m) max. providing access to all rooms. Two large storage cupboards.
Sitting Room	16' 4" x 11' 8" (4.97m x 3.55m) with multi-fuel stove, french doors to rear garden.
Kitchen/Diner	12' 8" x 9' 9" (3.86m x 2.97m) fitted with a modern range of high gloss wall and floor cupboards. Window overlooking rear garden and door leading to rear porch providing access to garden.
Master Bedroom	13' 4" x 9' 8" (4.06m x 2.94m) with window to rear.
Bedroom 2	12' 7" x 8' 6" (3.83m x 2.59m) with two windows to front.
Bedroom 3	11' 8" x 9' 9" (3.55m x 2.97m) with window to front.
Shower Room	Fully tiled and with modern white suite comprising large walk in shower cubicle with mains fitted shower, inset washbasin, heated towel rail, opaque window.
Separate Toilet	Comprising low level w/c and wash basin. Window.
Utility Room	8' 7" x 6' 7" (2.61m x 2.01m) with space/plumbing for washing machine, floor standing central heating boiler, electric shower (not in use) inner door to;
Small Garage	9' 9" x 8' 2" (2.97m x 2.49m)
Outside	Fully enclosed area to the front with double gates and additional gate providing access to extensive parking area. Side access to rear garden. The south facing rear courtyard garden is fully enclosed and very private, an ideal place to relax. There are two timber sheds to the side of the property one with power and light.

#### AGENTS NOTE

The utility room has been created from the utilisation of space to the rear of the garage. The stud partition walling could easily be removed if desired to create a full size garage.



GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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.



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