



GIBBINS RICHARDS 
Making home moves happen

8 North Street, North Petherton, Nr. Bridgwater TA6 6TE

£225,000

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A unique semi-detached period cottage boasting off road parking and private rear garden. An internal viewing is highly recommended to fully appreciate this delightful period semi-detached cottage located close to the heart of this popular small town which offers a good range of day to day amenities. The property is within walking distance of delightful open countryside with access to the picturesque 'Quantock Hills'.

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

The property is also handily placed for the commuter being within a short drive of Junction 24 of the M5 motorway. The accommodation is warmed by gas central heating and comprises; entrance lobby, living/dining room incorporating a wood burning stove, well equipped galley kitchen, downstairs shower room, two double first floor bedrooms including an en-suite cloakroom to the main bedroom. The property benefits from a side driveway for up to three vehicles with access to a fully enclosed and private rear garden containing two useful storage sheds.

Total floor area - 631 sq.ft. (58.6 sq.m.) approx

Delightful period cottage

Sought after location

Off road parking

Fully enclosed rear garden

Gas central heating

Double glazed windows



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Entrance Lobby
 Living/Dining Room

Stairs to first floor.
 15' 0" x 10' 10" (4.57m x 3.30m)
 incorporating a wood burning stove,
 understairs storage.

Kitchen

13' 0" x 6' 2" (3.96m x 1.88m) with ample
 floor and wall cupboard units.

Lobby

With airing cupboard containing
 combination gas fired boiler. Stable door to
 outside.

Shower Room

6' 5" x 5' 5" (1.95m x 1.65m) with walk-in
 shower, WC and wash hand basin.

First Floor Landing

Bedroom 1

12' 0" x 10' 2" (3.65m x 3.10m) Dual
 aspect room with fitted wardrobe.

En-Suite Cloakroom

Bedroom 2

Saniflo WC and wash hand basin.
 13' 10" (4.21m) reducing to 8' 6" (2.59m)
 x 7' 8" (2.34m) with double glazed and
 Velux window.

Outside

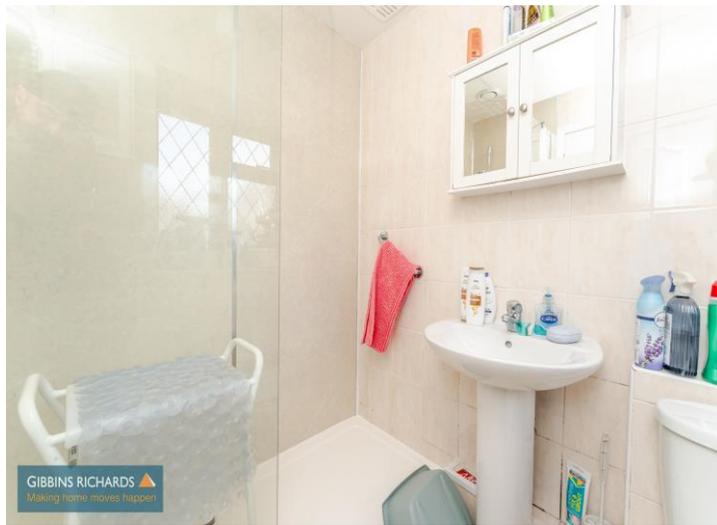
A side driveway allowing ample off road
 parking for at least two vehicles. The
 rear garden is fully enclosed with patio,
 covered lean-to entertainment area, two
 timber storage sheds, gravelled sections.
 The garden itself is fully enclosed and
 offers a good degree of privacy.



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GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



FIRST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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