



9 The Beeches, North Petherton, Nr. Bridgwater TA6 6RT  
£285,000

GIBBINS RICHARDS   
Making home moves happen

\* Four bedroom house \* Garage & Parking \* No chain

A smart and well proportioned four bedroom modern home which is situated in a pleasant position overlooking the village green in this popular and sought after location. The property itself is well presented throughout with single garage and off road parking to the front and good size private and enclosed garden to the rear.

Internally, the accommodation comprises in brief; entrance hall, ground floor WC, sitting room, kitchen/breakfast room. To the first floor a landing leads to four bedrooms (master with en-suite shower room) and family bathroom.

The property was constructed around twenty years ago and has been well looked after by the current owners. The property benefits from full UPVC double glazing and mains fired gas central heating.

The property is located in a pleasant and convenient position and within easy walking distance to many amenities North Petherton has to offer. The property is located approximately three and half miles from the centre of Bridgwater and eight miles from the centre of Taunton.

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

Total floor area - 1075 sq.ft ( 99.9 sq.m) approx.

Four bedroom house

Popular location overlooking public green

Full UPVC double glazed

Gas central heating

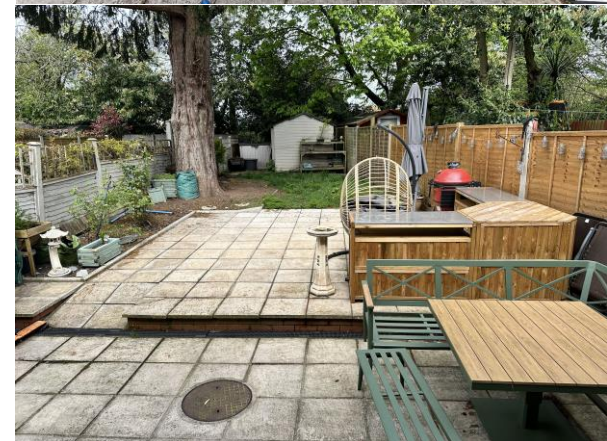
Good size enclosed rear garden

Modern kitchen and sanitary fitments

Garage

Off road parking

Entrance Hall WC	Door to WC. High level electric fuse board. 5' 0" x 2' 7" (1.52m x 0.79m) Front aspect obscure window. Low level WC and wash hand basin.
Sitting Room	16' 2" x 14' 5" (4.92m x 4.39m) Front aspect window. Stairs to first floor with under stairs cupboard.
Kitchen/Breakfast Room	14' 6" x 10' 6" (4.42m x 3.20m) Double opening French doors to rear garden. Modern range of matching eye and low level units. Newly installed Viessmann combination boiler. Integrated oven and hob. Space and plumbing for dishwasher.
First Floor Landing Bedroom 1	Doors to four bedrooms and airing cupboard. Hatch to loft. 11' 6" x 8' 1" (3.50m x 2.46m) Front aspect window. Double built-in wardrobe.
En-Suite Shower Room	8' 0" x 5' 1" (2.44m x 1.55m) max. ('L' shaped) Low level WC, wash hand basin and enclosed shower cubicle.
Bedroom 2	17' 1" x 8' 7" (5.20m x 2.61m) Front aspect window.
Bedroom 3	9' 8" x 8' 0" (2.94m x 2.44m) Rear aspect window.
Bedroom 4	8' 1" x 6' 2" (2.46m x 1.88m) Front aspect window.
Family Bathroom	6' 1" x 6' 1" (1.85m x 1.85m) Rear aspect obscure window. Low level WC, wash hand basin, bath with overhead shower.
Outside	To the front there is off road parking in front of the garage. The rear garden measures approximately - 76' (23.15m) in length by 24' (7.31m) in width, fully enclosed by timber fencing and laid to patio and lawn. Timber shed. Direct pedestrian access into the garage. Outside light and tap.
Single Garage	16' 1" x 8' 9" (4.90m x 2.66m) Vehicular up and over door to front. Mains lighting and power. Cold water supply.



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 £40 + VAT (£48) 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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