



GIBBINS RICHARDS 
Making home moves happen

6 North Street, North Petherton, Nr. Bridgwater TA6 6TE
Offers in Excess of £250,000

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A very well presented semi-detached period property with off road parking and private rear garden. This semi-detached period property provides well presented and spacious accommodation which must be viewed internally to be fully appreciated.

The property offers well planned accommodation on both floors including a generous size and well-proportioned living room with feature inset wood burner, well equipped kitchen/dining room, together with two double bedrooms and a spacious first floor bathroom.

To the outside there is a double driveway allowing parking for at least two vehicles with access to a fully enclosed and well kept south facing rear garden.

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

Total floor area – 779 sq.ft (72.4 sq.m) approx.
Well presented period home
Spacious living room containing a multi-fuel stove
Well equipped kitchen/dining room
Two double bedrooms
First floor bathroom
Gas central heating
South facing rear garden
Off road parking
Easy access to picturesque Quantock Hills





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Entrance Hall

Stairs to first floor.

Sitting Room

15' 0" x 12' 10" (4.57m x 3.91m) with inset multi-fuel fire part exposed stone walling, patio doors to rear garden.

Kitchen/Dining Room

15' 0" x 9' 10" (4.57m x 2.99m) incorporating a built-in oven and hob, pantry recess with power point. Ample space for upright fridge/freezer, understairs recess with light. Gas fired combination boiler.

First Floor Landing Providing access to loft space.

Bedroom 1

15' 0" x 9' 10" (4.57m x 2.99m) with double aspect windows. Victorian style radiator.

Bedroom 2

9' 10" x 8' 0" (2.99m x 2.44m) with over stairs storage/wardrobe cupboard. Radiator.

Bathroom

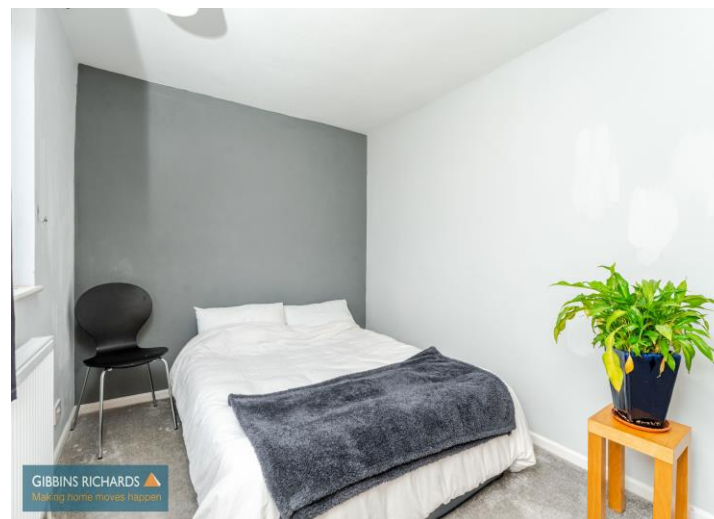
9' 9" x 6' 8" (2.97m x 2.03m) Fully tiled bathroom incorporating bath with mixer shower with rain head attachment, linen cupboard. WC. Victorian style radiator with heated towel rail.

Outside

A side driveway allowing off road parking for two adjacent vehicles. Courtyard pathway and steps leading to a open storage facility with access to a small sun decked area. To the rear of the cottage there is a lawned section via stepping stone pathway leading to a raised sun patio and 8' 0" x 6' 0" (2.44m x 1.83m) timber storage shed and lattice screen. The garden itself benefits from a sunny south facing aspect.



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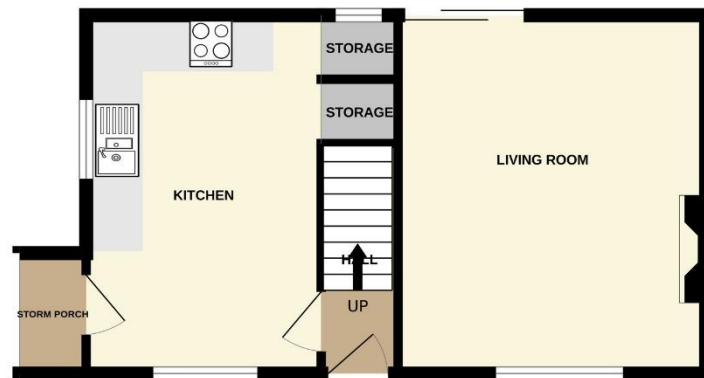
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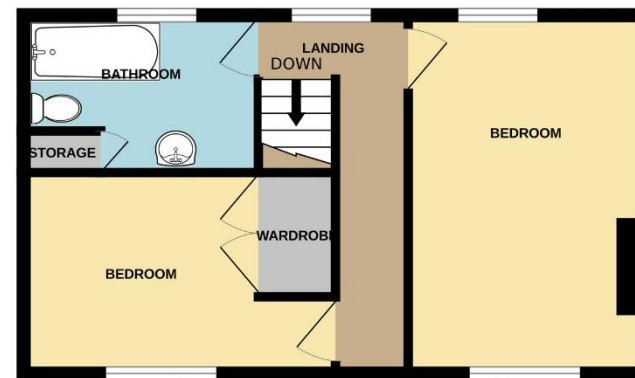
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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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