



GIBBINS RICHARDS   
Making home moves happen

34 Millbay, North Petherton, Nr. Bridgwater TA6 6SZ

£229,950

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**\* Three bedroom end terrace house \* Front & rear gardens \* No onward chain \***

This three bedroom end terrace house is situated in a popular location and within walking distance to local amenities. The accommodation comprises in brief; entrance hall, ground floor cloakroom, lounge and spacious kitchen/breakfast room. To the first floor are three good size bedrooms and re-fitted shower room. The property benefits from double glazing throughout and is warmed by gas central heating.

North Petherton is a popular small town providing a number of day to day amenities including primary school education, town hall, Tesco Express, pub, take away, hairdressers, library etc. The M5 motorway at Junction 24 is within easy reach, whilst Bridgwater town centre is just over two miles distant.

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

Total floor area - 788 sq.ft. (73.2 sq.m.) approx.

Fully double glazed

Gas central heating

Sought after town location

Good size corner plot

Some up-dating required

No onward chain

Walking distance to local shops & amenities



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Entrance Hall  
Kitchen/Breakfast Room

8' 7" x 3' 5" (2.61m x 1.04m) Stairs to first floor.  
17' 4" x 9' 5" (5.28m x 2.87m) increasing 10' 11" (3.32m) Double aspect windows to side and rear, door to rear garden. Range of eye and low level units, wall mounted gas boiler and high level electric fuse board and meters.

WC

5' 11" x 2' 8" (1.80m x 0.81m) Side aspect window. Low level WC.

Living Room

14' 0" x 13' 5" (4.26m x 4.09m) Front aspect window. Gas fire with tiled surround.

First Floor Landing

Hatch to loft. Doors to three bedrooms and shower room. Storage and airing cupboards with factory lagged hot water cylinder.

Bedroom 1

14' 11" x 9' 7" (4.54m x 2.92m) Front and side aspect windows. Over stairs bulk head.

Bedroom 2

11' 7" x 9' 7" (3.53m x 2.92m) Rear aspect window.

Bedroom 3

8' 11" x 7' 5" (2.72m x 2.26m) Front aspect window. Built-in storage recess.

Shower Room

6' 7" x 5' 2" (2.01m x 1.57m) Rear aspect obscure window. Low level WC, corner wash hand basin with storage unit under and enclosed shower cubicle with Triton electric shower.

Outside

To the front of the property there is an area of garden laid to lawn with low level timber fencing and path leading to front door and side access gate. The rear garden measures approximately - 35' (10.66m) in depth by 30' (9.14m) in width and is fully enclosed by timber fencing and hard landscaped to gravel and paved pathways. There is a brick built coal store/storage shed. Outside light with PIR sensor and rear pedestrian access path (currently fenced off).

**Agent Note**

The property was previously fitted with spray foam insulation. This has since been removed during the course of roof renovation works, and the roof has been updated accordingly.

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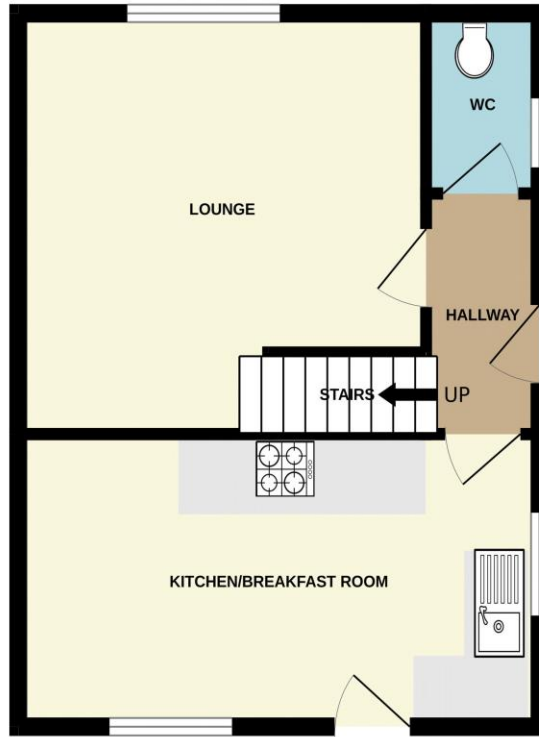


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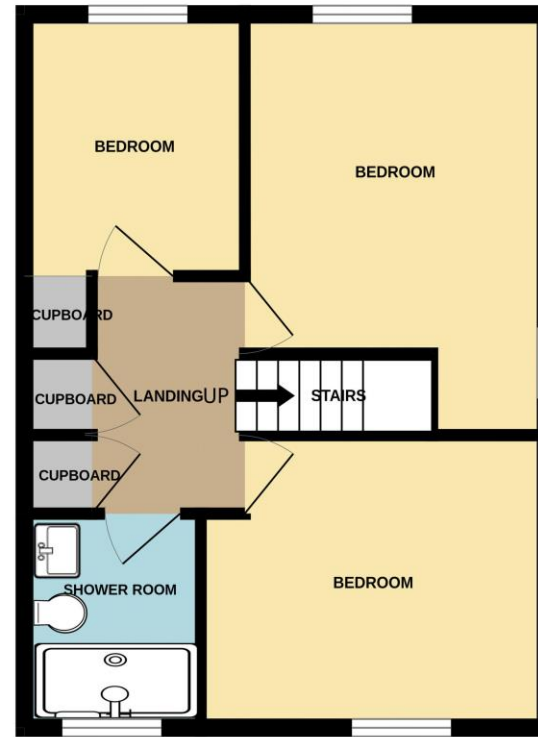
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GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



FIRST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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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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