



GIBBINS RICHARDS 
Making home moves happen

11 Binding Close, North Petherton, Nr. Bridgwater TA6 6TP
£320,000

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*** Detached house * Three bedrooms * Garage & Parking * Private rear garden**

This well presented three bedroom detached house has been lovingly updated & improved throughout its history and makes an ideal family home. The property was originally built by well reputed local builder S Notaro Ltd, within a select cul-de-sac accessed from Old Road, North Petherton. The property benefits from UPVC double glazing throughout and is warmed by gas central heating.

The accommodation in brief comprises; entrance porch, ground floor WC, spacious living room with stairs to first floor, modern re-fitted kitchen/diner with French doors to the rear garden. To the first floor are three bedrooms and the family bathroom. To the front of the property there is a small garden with side driveway in front of a single garage, whilst a gate provides access to the private and fully enclosed rear garden, which wraps around the rear and side of the home. It boasts an open aspect, enjoying complete privacy with no rear neighbours.

Positioned amongst properties of similar size, age and design, Binding Close is within level walking distance of local amenities, whilst for the commuter Junction 24 of the M5 can be conveniently accessed at the Huntworth interchange.

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

Total floor area - 756 sq.ft (70.3 sq.m.) approx.

Three bedroom detached house

Excellent presentation throughout

Private and fully enclosed rear garden

Single garage / off road parking

Ideal family home

Popular location on quiet cul-de-sac

Fully double glazed

Gas central heating



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Entrance Porch	5' 3" x 2' 7" (1.6m x 0.8m) Doors to living room and cloakroom.
Cloakroom	4' 7" x 3' 3" (1.4m x 1m) Front aspect obscure window. Low level WC and wash hand basin.
Living Room	15' 11" x 11' 11" (4.85m x 3.63m) Front aspect window. Stairs to first floor, door to;
Kitchen/Diner	15' 11" x 11' 1" (4.84m x 3.39m) Rear aspect window and French doors to garden. The kitchen has been re-fitted in a modern range of matching eye and low level units with integrated dishwasher and space / plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and family bathroom. Storage cupboard.
Bedroom 1	9' 8" x 9' 8" (2.94m x 2.94m) Rear aspect window. Fitted wardrobes.
Bedroom 2	10' 9" x 7' 9" (3.28m x 2.37m) Front aspect window.
Bedroom 3	7' 9" x 7' 9" (2.37m x 2.36m) Rear aspect window. Storage cupboard.
Family Bathroom	5' 11" x 5' 7" (1.8m x 1.69m) Rear aspect obscure window. Low level WC, pedestal wash hand basin, bath with overhead shower.
Outside	To the front of the property there is a side driveway in front of the single garage. A pedestrian gate provides access into the private and fully enclosed rear garden, which is laid to patio and lawn, offering an attractive open aspect.
Single Garage	Up and over garage door to the front and door to the rear providing access directly into the garden. Roof storage space. Light and power.



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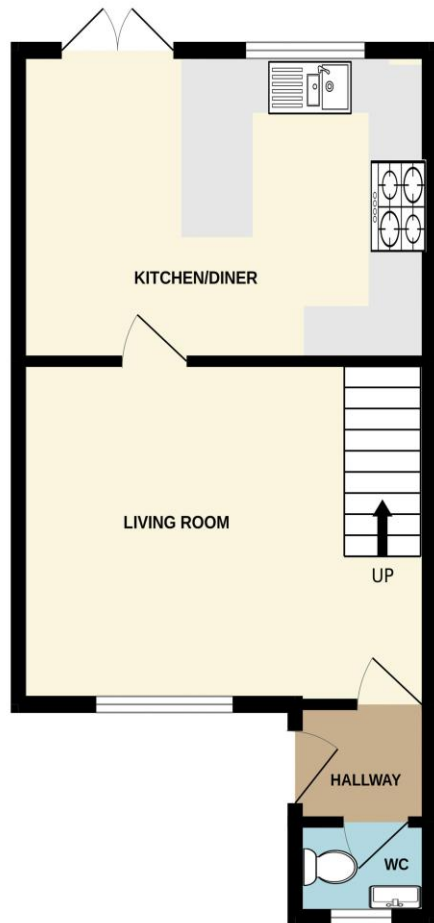


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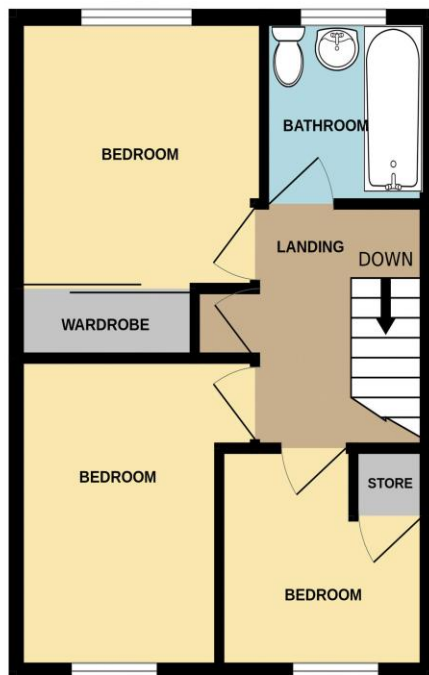


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GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



FIRST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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