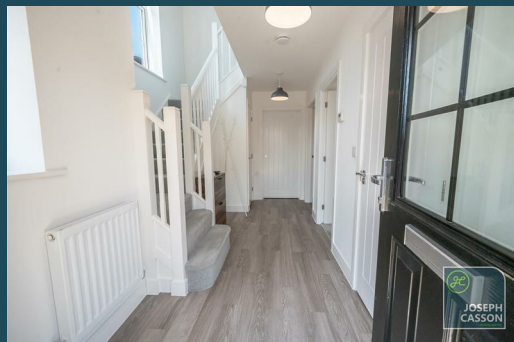


Baymead Lane
North Petherton
Bridgwater
TA6 6RN





**JOSEPH
CASSON**
estate agency



£349,950

- Modern Detached Family Home
- Constructed By Larkfleet Homes in 2021
 - Four Bedrooms
 - Two Bathrooms
 - Lounge
 - Kitchen/Diner
- Cloakroom & Utility Room
- Enclosed Rear Garden
- Garage & Driveway
- No Onward Chain

NO ONWARD CHAIN. Situated within the highly desirable Saxons development in North Petherton, this impressive four-bedroom detached home was built by Larkfleet Homes in 2021 and offers stylish, modern accommodation perfectly suited to contemporary family living.

ACCOMMODATION

The property welcomes you with an inviting entrance hallway leading to a generously sized lounge, a contemporary kitchen/diner, a utility room and a convenient cloakroom on the ground floor. Upstairs, there are four well-proportioned bedrooms, including a spacious primary bedroom with an en-suite shower room, together with a modern family bathroom.

Externally, the property features driveway parking, a garage, and an enclosed rear garden.

LOCATION

Located within 'The Saxons', an exclusive collection of just 43 thoughtfully designed homes nestled in a peaceful corner of North Petherton. This charming development offers a superb selection of high-quality 2, 3 and 4-bedroom properties, combining modern living with a desirable village setting.

North Petherton provides a wealth of everyday conveniences, including a Tesco Express, local restaurants and cafés, well-regarded schools, and a range of healthcare services. The town's excellent location also offers easy access to the M5 motorway, making commuting straightforward, while mainline railway stations at Bridgwater and Taunton provide connections to destinations across the region and beyond.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £291.77 per annum

EPC Rating: B

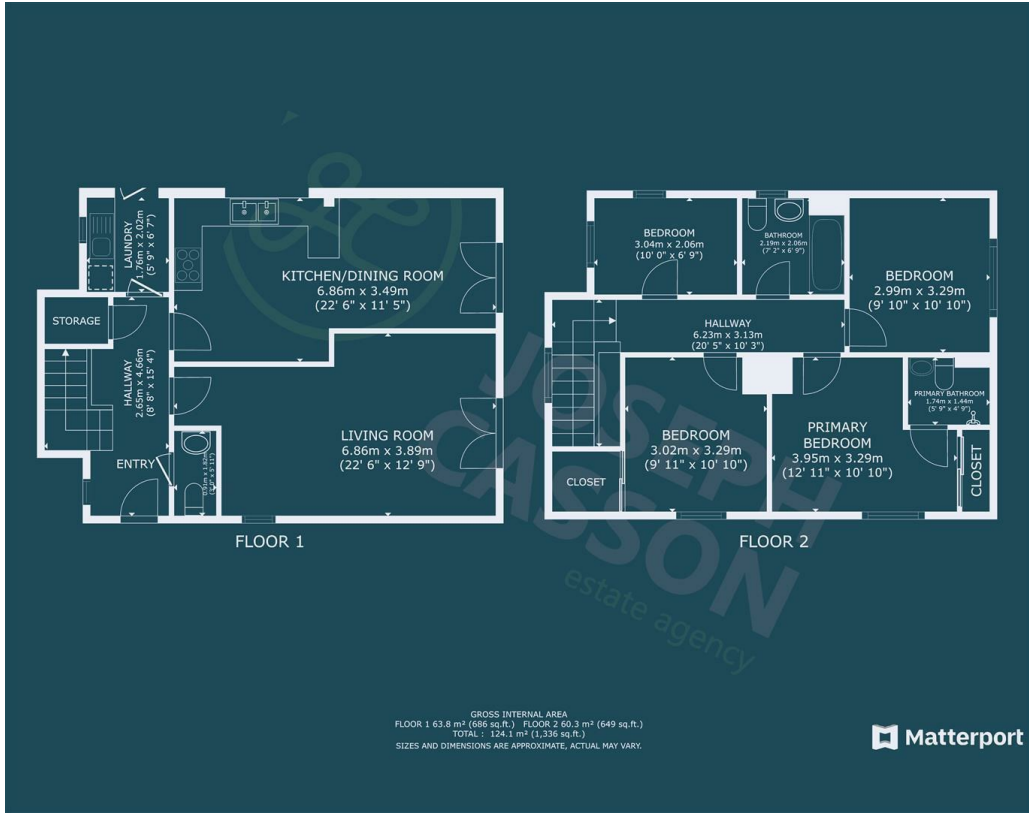
Council Tax Band: E

UTILITIES

Water supply: Mains

Sewerage: Mains





Electricity Supply: Mains
Mains Gas Supply: Yes
Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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