

School Fields
North Petherton
Bridgwater
TA6 6QH





**JOSEPH
CASSON**
estate agency



£260,000

- Semi-Detached Property
- Positioned within a Corner Plot
 - Three Bedrooms
 - One Bathroom
 - Living Room
 - Kitchen/Diner
- Garage & Driveway
- Gardens to Front, Rear & Side Aspects
- No Onward Chain

NO ONWARD CHAIN. Situated on a generously sized corner plot within the sought-after town of North Petherton, this three-bedroom semi-detached home benefits from a garage, driveway parking and a convenient position close to the local primary school.

ACCOMMODATION

The property benefits from double glazing and gas central heating. The accommodation briefly comprises an entrance porch, hallway, lounge, and kitchen/dining room on the ground floor. On the first floor are three bedrooms and a family bathroom.

Externally, the property offers off-road parking via a private driveway, a garage and an enclosed rear garden. A further area of lawn and shingle to the side provides additional outdoor space and enhances the generous corner plot position.

LOCATION

North Petherton offers a fantastic array of amenities for residents to enjoy, from a primary school and church to various shops, restaurants, and pubs. Additionally, the town is conveniently located near Junction 24 of the M5, providing easy access to nearby towns like Bridgwater and Taunton. With doctors' and dentists' surgeries, as well as a library, North Petherton truly has everything you need right at your fingertips.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating:

Council Tax Band:

UTILITIES

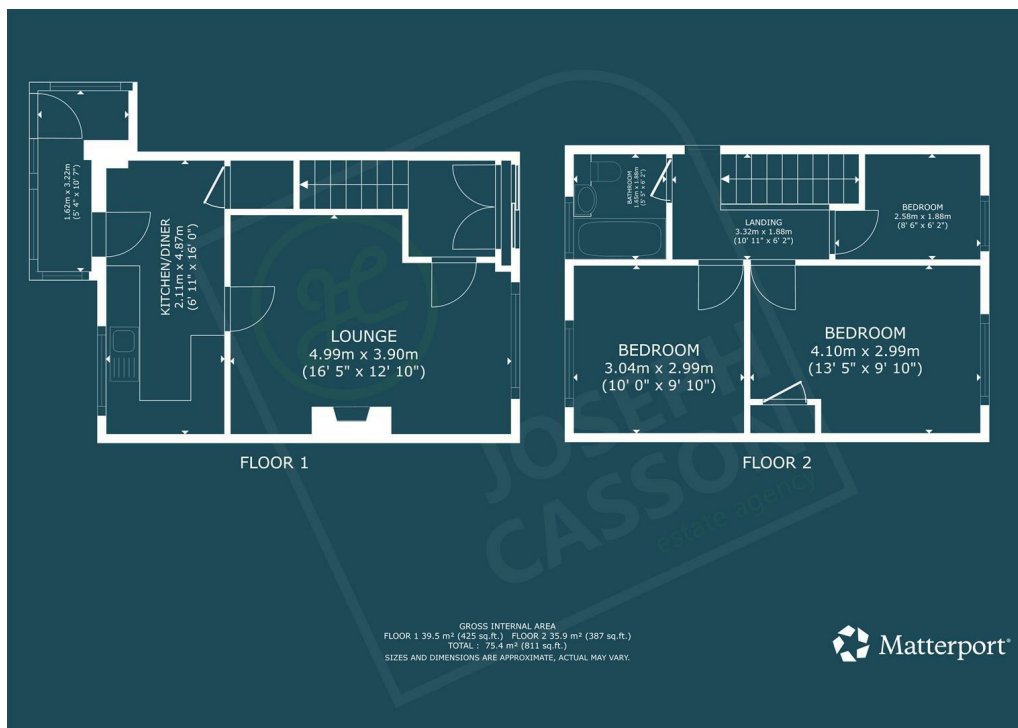
Water supply: Mains

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:

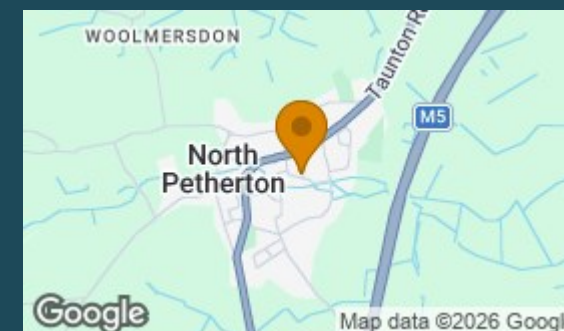
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

C

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



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