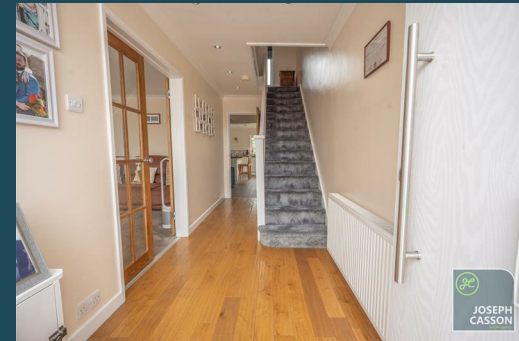


Broadlands Avenue
North Petherton
Bridgwater
TA6 6QS





**JOSEPH
CASSON**
estate agency



£325,000

- Extended Semi-Detached Property
 - Three Bedrooms
 - One Bathroom
 - Lounge
- Open-Plan Kitchen/Diner
 - Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Backing Onto Parkers Field
- Double Glazed & Gas Central Heating

An extended three-bedroom semi-detached family home, ideally situated in the popular town of North Petherton, enjoying an attractive position backing directly onto Parkers Field and benefiting from a large single garage and a generous rear garden.

The accommodation is well presented throughout and briefly comprises an entrance hallway, comfortable lounge, spacious open-plan kitchen/dining room, and cloakroom on the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

To the rear, the impressive garden provides excellent outdoor space for families and entertaining, while the property's open outlook over Parkers Field adds to its appeal.

Conveniently located close to local amenities, schools, and transport links, this spacious family home offers a wonderful combination of indoor and outdoor living. Early viewing is highly recommended.

ACCOMMODATION

This double-glazed and gas centrally heated home briefly comprises an entrance hallway, lounge, spacious open-plan kitchen/dining room, and cloakroom to the ground floor. To the first floor are three bedrooms and a family bathroom, all accessed from the landing.

Externally, the property benefits from off-road parking on its own driveway, a detached garage (see floor plan for measurements), and an enclosed rear garden featuring both lawned and seating areas, providing an excellent space for outdoor enjoyment and entertaining.

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: None.

EPC Rating:

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

FLOODING

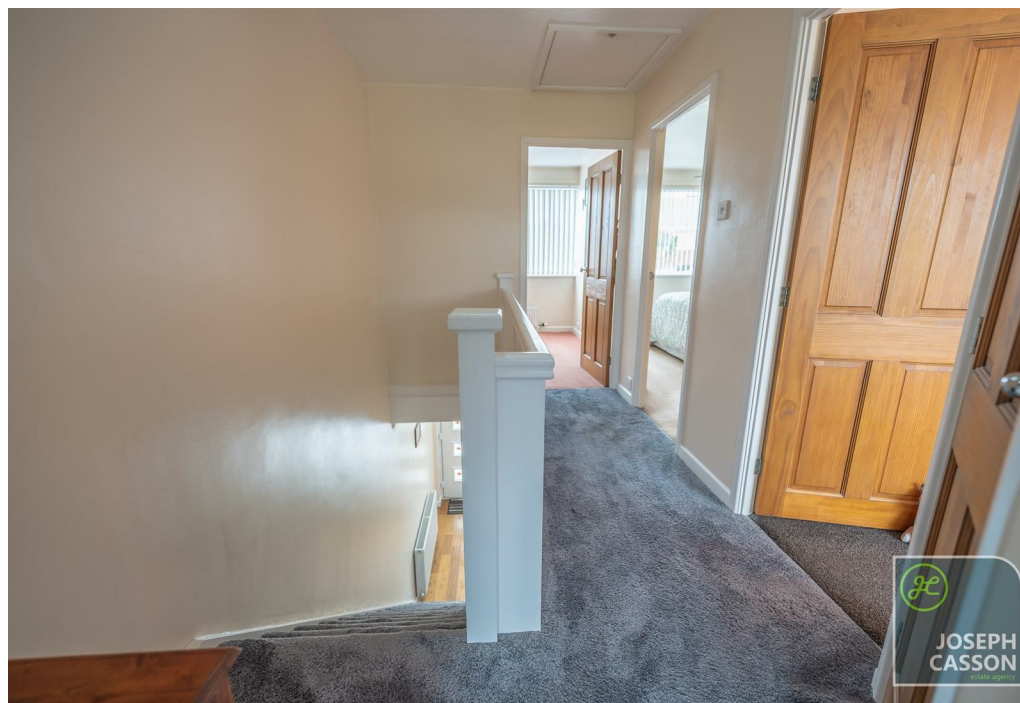
No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

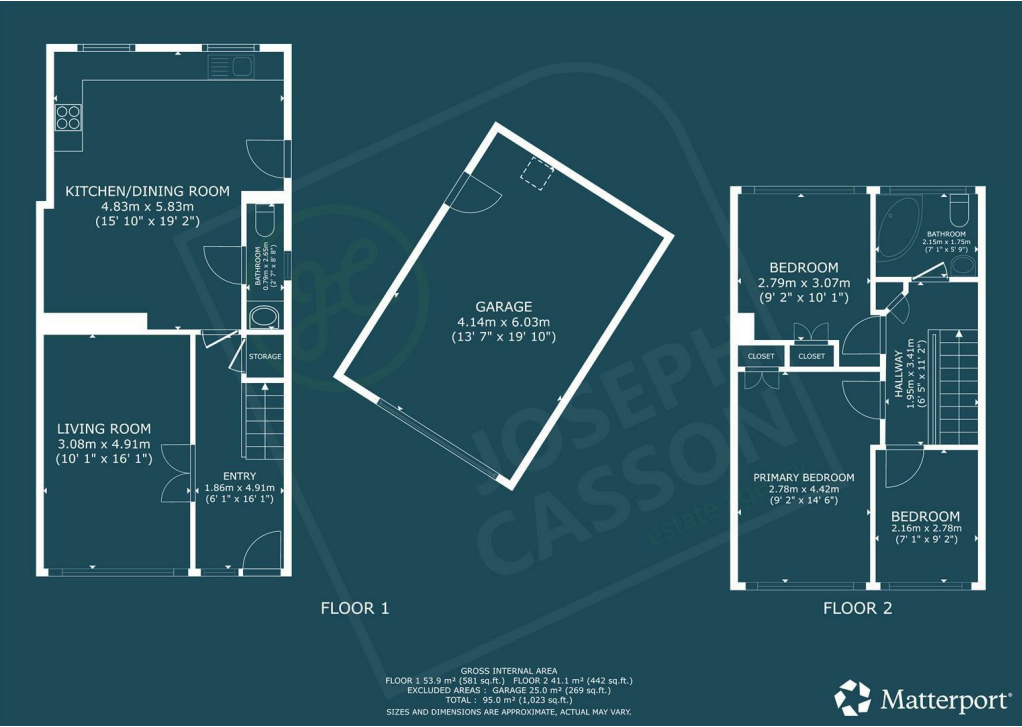
BROADBAND & MOBILE COVERAGE

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

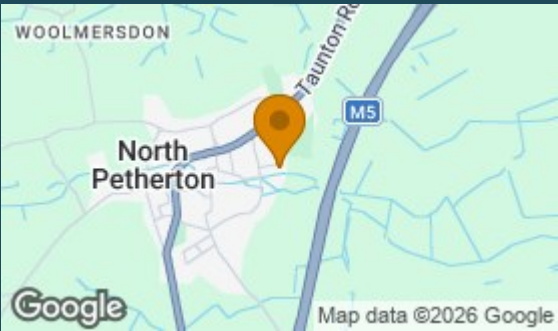
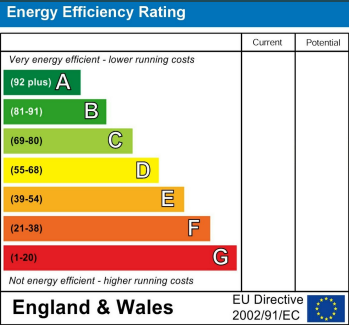
checker.ofcom.org.uk/en-gb/mobile-coverage

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





Council Tax Band
C



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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