



**Bridgwater Road  
North Petherton  
Bridgwater  
Somerset  
TA6 6PW**

**Offers in Excess of £479,000**

**bettermove**

# Bridgwater Road

## Bridgwater

Bettermove are pleased to present this charming four bedroom detached house in North Petherton.

The property benefits from double glazing, gas central heating throughout and has a garage and gated driveway providing ample off road parking. The council tax band is F.

The interior of this well presented property comprises a bay fronted living room, open plan kitchen/dining room, study, guest bedroom and shower room on the ground floor. The first floor consists of four bedrooms, the family bathroom and a beautiful landing with stained glass window. The exterior boasts private gardens to all aspects with lawn and patio seating areas, perfect for enjoying the summer months and creates lots of potential for further development, subject to relevant planning permission. The property previously gained planning permission for a single dwelling Reference number 37/93/00073.

Situated in the sought after town of North Petherton, the property is close to a number of local amenities, such as shops, restaurants, pubs and cafes. Transport connections can be found from the A38, M5, Bridgwater and Taunton rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

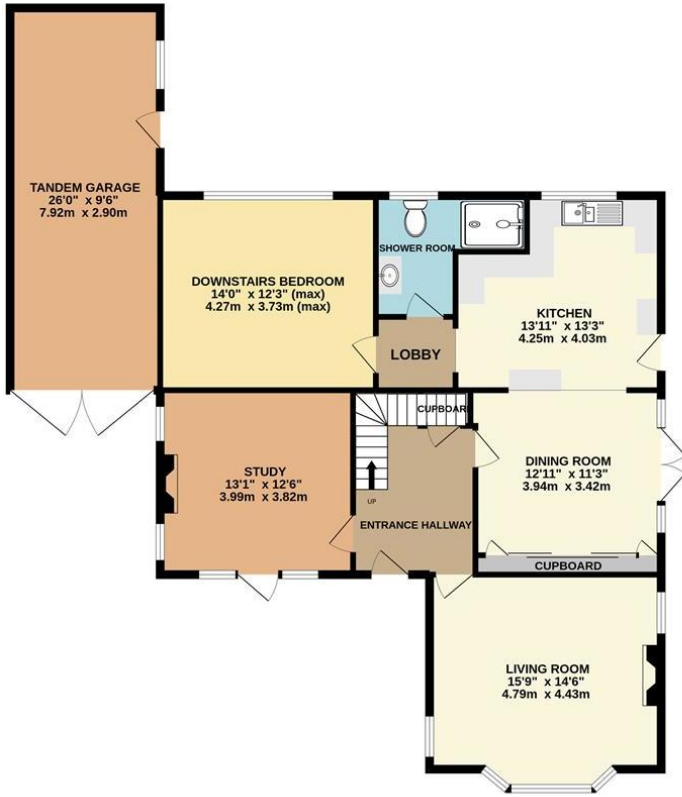
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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