

Bridgwater Road

Bridgwater, TA6 6PW

COOPER
AND
TANNER



Guide Price £525,000 Freehold

Four Bedroom Detached House With Multiple Reception Rooms, Off Road Parking, Tandem Double Garage and Large Gardens With Development Potential (Subject to renewed planning permissions).

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 4  4  2 EPC C

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WALKTHROUGH

Entering the property from the covered porch, the entrance hall is a delightful size with character features, giving access to the study (currently a music room), sitting room and kitchen / dining room. The sitting room enjoys a triple aspect, with bay window to the front, fireplace and period features. Through into the sizeable dining area, there are patio doors leading to the rear garden. The country style kitchen is well presented with multiple base and eye level units, there is a breakfast bar and an archway which leads through to a ground floor shower room with wc and an additional large room which could be used as an additional living room, play room or double bedroom. Upstairs, the spacious first floor landing provides access to the remaining bedrooms and family bathroom. There are three double bedrooms and one single bedroom / nursery, with the family bathroom located centrally and featuring a white suite.

OUTSIDE

With several mature shrubs and trees, the large lawned garden wraps around the side of the property, is fully enclosed and hosts a variety of herbaceous beds, an inset pond, apple and pear trees and good sized outbuilding to the rear. The property gained outline planning permission for a single dwelling. Reference number 37/93/00073, this may be an option for the new purchaser to pursue (Subject to planning permission).

LOCATION

North Petherton is a small town, situated on the edge of the eastern foothills of the Quantocks, and close to the edge of the Somerset Levels. Dating from at least the 10th century and an important settlement in Saxon times, North Petherton became a town only in the late 20th century, until then claiming to be the largest village in England. North Petherton is 3 miles from Bridgwater and 8 miles from Taunton. The town has excellent road links, it is situated on the A38 trunk route and junction 24 of the M5 is only 1.5 miles from the town centre.

TENURE

Freehold

SERVICES

All mains services are connected, systems and services have not been tested.





Bridgwater Road, North Petherton, Bridgwater, TA6

Approximate Area = 1940 sq ft / 180.2 sq m (includes garage)

Outbuilding = 131 sq ft / 12.1 sq m

Total = 2071 sq ft / 192.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 967133

BRIDGWATER OFFICE

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