

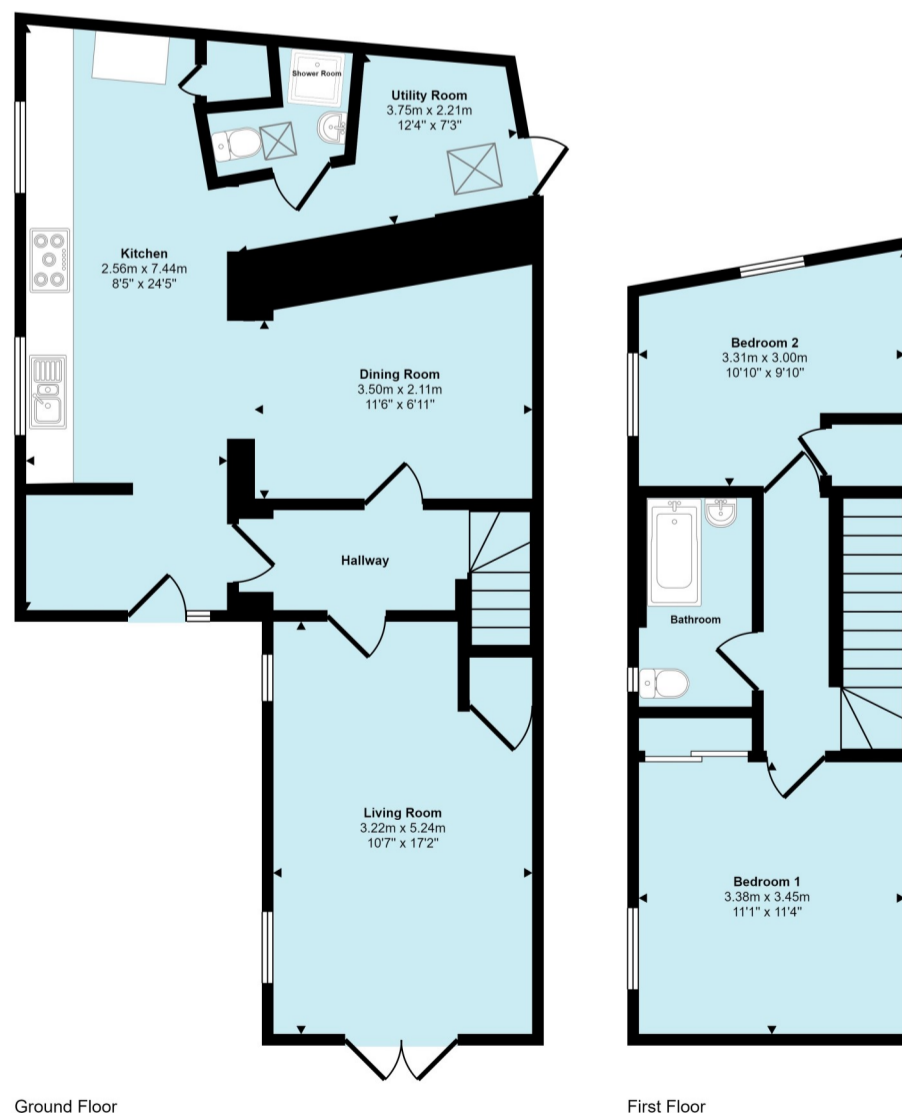


Hyde Park Avenue
 North Petherton, Bridgwater, TA6
 £289,950 Freehold

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Wilkie May & Tuckwood

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This extended two double bedroom detached house offers an enclosed garden area, off-road parking for many vehicles plus a garage/workshop. The property is served by gas fired central heating.

- Extended detached house
- Over 17' living room
- Kitchen over 24' and utility room
- Dining room
- Office
- Shower room downstairs
- Two bedrooms
- Bathroom upstairs
- Over 23' garage/workshop
- Off-road parking for many vehicles

THE PROPERTY:

The property is a beautifully presented and extended two double bedroom detached cottage style house benefitting from extensive garaging and off-road parking for many cars. The property is in a central position in the Somerset small town of North Petherton which has excellent services and amenities.

The accommodation comprises a door to an office area and opening into a spacious kitchen/dining room which has a bespoke range of fitted low level kitchen units with a Belfast sink, range cooker with an extractor hood over, ceramic tiled flooring and a walk-in larder. There is a separate dining room ideal for a dining room table and chairs. From the kitchen is a utility room which has plumbing for a washing machine and houses the gas boiler for the hot water and the central heating system along with a rear aspect door. The shower room has a cubicle, WC, wash hand basin, a heated towel rail and skylight.

The inner lobby has stairs to the first floor landing and a living room with an understairs' storage cupboard and French doors opening to a small garden area and patio.

To the first floor are two double bedrooms – both with built-in wardrobes – and a bathroom with bath, tiled surround, wash hand basin, WC and a double glazed window.

Outside – Before entering the gates to the house is off-road parking for two vehicles with gated access to an additional drive providing parking for many cars. There is also a lawned and patio area enclosed by walling and fencing and access to the substantial garage/workshop (over 23' in length) with light, power and water connected.

LOCATION: The popular town of North Petherton benefits from local shops, primary and junior schools, GP surgery, pharmacy, dentist, library, restaurants and a community centre offering a wide and varied range of activities. Regular bus services run to Bridgwater, Taunton, Weston-super-Mare and Burnham-on-Sea. Access to the M5 is available at junction 24. Main line railway links are available from Bridgwater and Taunton, together with a daily coach service to London Hammersmith from the centre of North Petherton.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: B

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with EE, Three and O2. Voice only limited with Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in October 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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