



Quantock Close

North Petherton, Bridgwater, Somerset, TA6

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION:

The accommodation comprises a uPVC door which opens into the entrance hall, off which is a well-fitted kitchen which includes cream fronted base and wall cupboards, together with some appliances. There is also a larder cupboard along with a window and door which opens onto a delightful enclosed side garden. Also accessed from the hall is a living room which has a large picture window which overlooks the front. This window has a southerly aspect and the room is therefore particularly bright and airy. To one wall is an electric fire and a night storage heater. Off the living room is an inner hallway with an airing cupboard and secondary shelf cupboard off. Both of the bedrooms are accessed from the inner hallway and both are doubles with the first having a wardrobe complex to either side of the central bed recess with drawers units alongside. There is a further recessed wardrobe. The second bedroom again has wardrobes to either side of a central bed recess. Both bedrooms have a night storage heater. The bathroom comprises a white suite with a bath having a shower over, WC, basin and obscure double glazed window.

Outside – As previously stated there are landscaped but extremely low maintenance gardens to the front, rear and side. The front comprises coloured gravel interspersed with flower and shrub beds. Alongside the bungalow is a sunken and fully enclosed patio garden with raised flower and shrub beds which is totally private and an ideal al fresco area. At the rear is a tiered garden which is again laid to gravel with flower and shrub beds. At the rear boundary is a garage and in addition there is a useful timber constructed garden shed with a power supply.

DIRECTIONS:

From our St Mary Street office proceed through the one-way system and go straight over the mini-roundabout. At the traffic lights turn left onto Broadway. Take the right hand lane going through the next set of traffic lights with the Morrison supermarket on your right. At the next set of traffic lights turn right into Taunton Road. Continue on this road to the BMW roundabout. Go straight over to the next roundabout. Take the third exit into North Petherton. Proceed into the village along Bridgwater Road. Continue into the village, go past the church on your left hand side and over the pedestrian crossing. Bear immediately right and then right again into Quantock Close where the property can be found on the right hand side.

LOCATION:

Situated in a central position within the village of North Petherton which offers a wide range of services and amenities, including a pharmacy, GP surgery, vets, library, primary and junior schools, shops for day to day needs, restaurants and public houses. There are regular bus services to Bridgwater Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith. Junction 24 allows easy access to the M5 motorway. Bridgwater is approximately 3.5 miles away and offers a wide range of educational facilities, retail and leisure amenities. Main line links are available via Bridgwater Railway Station.



A two bedroom semi-detached bungalow which is very light and airy and is situated a short walk from the centre of North Petherton. The property benefits from a modern well-fitted kitchen, double glazing and electric heating. Outside there are low maintenance, well landscaped gardens at the front, side and rear, along with a garage. The bungalow is offered with no onward chain.

ACCOMMODATION [All measurements are approximate],

ENTRANCE HALLWAY, KITCHEN 10' x 7' (3.04m x 2.13m), LIVING ROOM 15'1" x 12' (4.59m x 3.65m), INNER HALL,

BEDROOM ONE 12'1" x 9' (3.68m x 2.74m), BEDROOM TWO 10'5" x 8'5" (3.17m x 2.56m), BATHROOM

OUTSIDE - FRONT, SIDE AND REAR GARDENS, GARAGE

**Quantock Close
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Floorplan:

Price: £185,000

GENERAL REMARKS AND STIPULATION

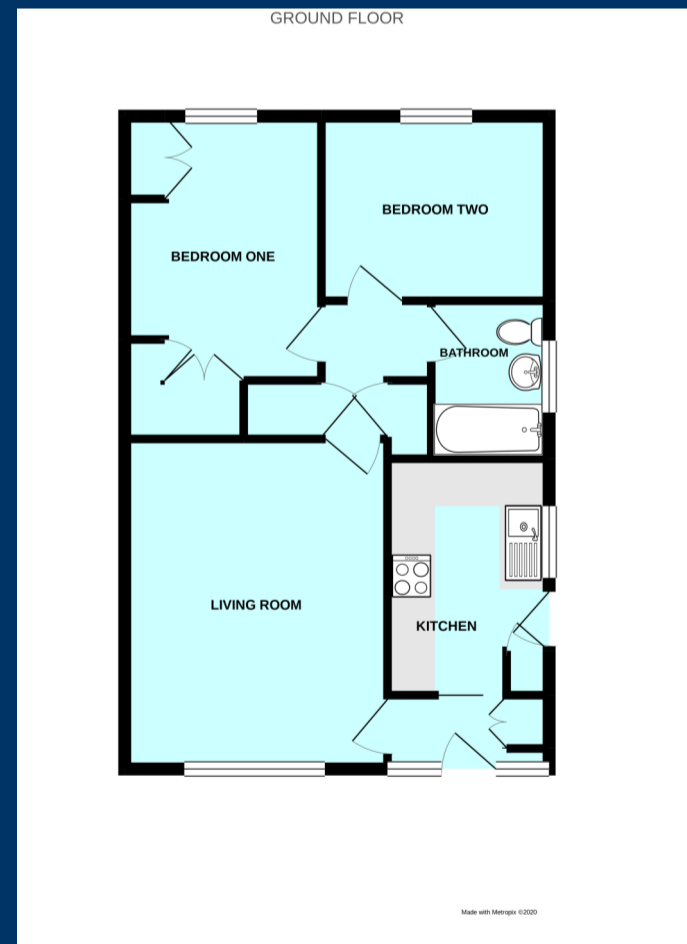
Tenure:

The property is offered for sale freehold, by private treaty with vacant possession on completion.

Services:

Mains water, mains electricity, mains drainage, electric heating.

EPC: E50



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**WILKIE MAY
& TUCKWOOD**

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 2020.

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.

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. 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 the 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.