



GIBBINS RICHARDS 
Making home moves happen

22 Shilling Close, North Petherton, Nr. Bridgwater TA6 6HW
£349,950

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No Onward Chain*Four Bedrooms*Detached Home*Garage & Parking

Offered to the market with no onward chain, this four-bedroom detached home is situated in a popular residential area of North Petherton and benefits from off-road parking, a garage and pleasant views to the front. The property offers generous family-sized accommodation and represents an excellent opportunity for buyers seeking space, privacy and convenience.

The accommodation comprises an entrance hallway with cloakroom/WC, a lounge and a kitchen/diner, along with a useful utility cupboard and stairs rising to the first floor. To the first floor are four bedrooms, with the main bedroom benefiting from an en-suite, along with a family bathroom completing the accommodation.

Tenure: Freehold / Energy Rating: B / Council Tax Band: D

Shilling Close is located within a well-regarded residential development in North Petherton, a popular village offering a range of local amenities including shops, schools and countryside walks. The property is well placed for access to Bridgwater, with excellent transport links nearby including the M5 motorway, making it ideal for commuters and families alike.

Total floor area - 1002 sq.ft (93.1 sq.m) approx.

No onward chain

Four-bedroom detached house

Pleasant views to the front

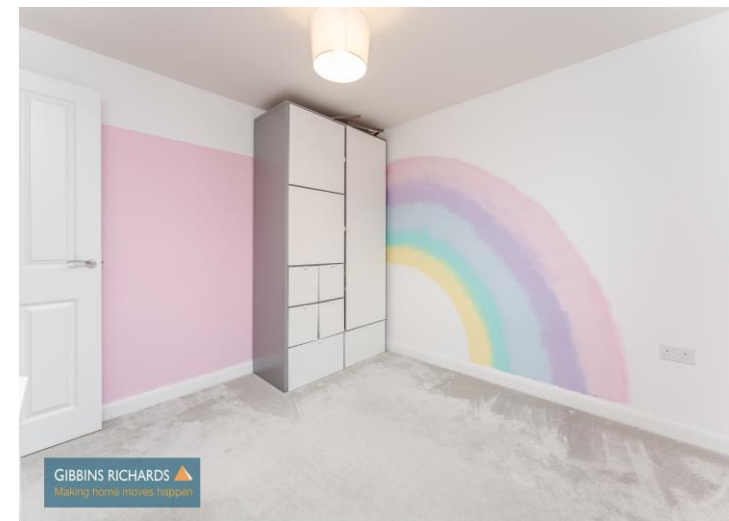
Kitchen/diner

Main bedroom with en-suite

Family bathroom plus ground floor WC

Off-road parking and garage

Popular North Petherton location

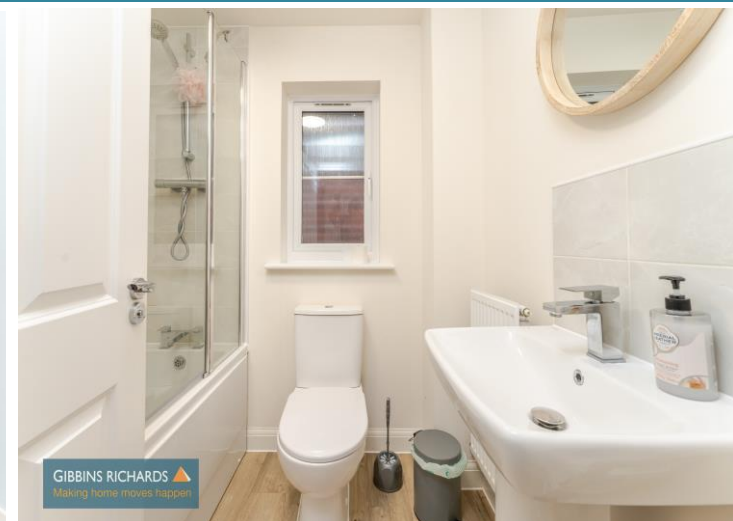


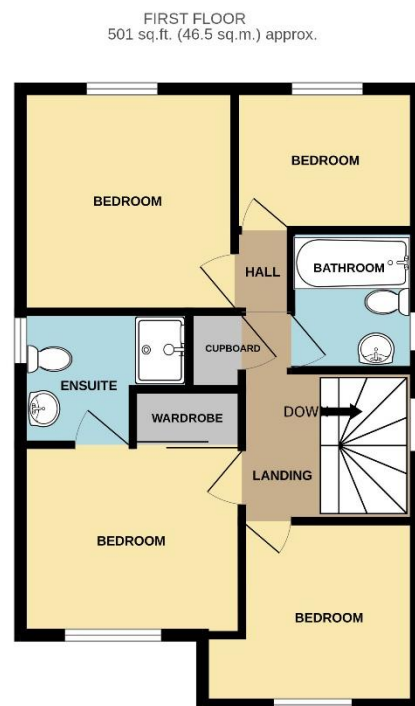
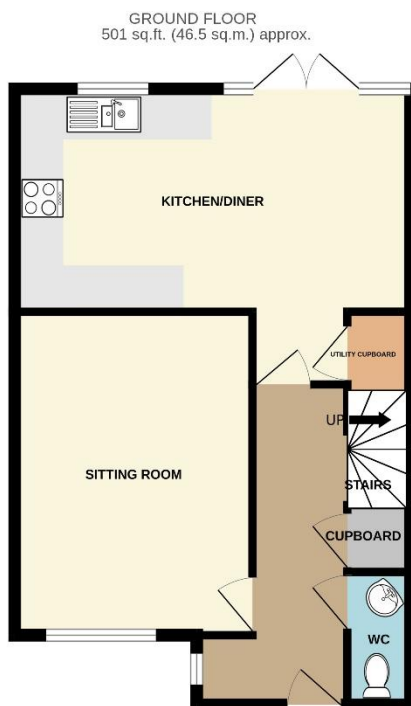


Entrance Hallway	Doors to sitting room, cloakroom, storage cupboard and kitchen/diner. Stairs to first floor.
Cloakroom	5' 3" x 2' 7" (1.6m x 0.8m) Low level WC and wash hand basin.
Sitting Room	15' 1" x 10' 10" (4.6m x 3.3m) Front aspect window.
Kitchen/Diner	19' 0" x 9' 6" (5.8m x 2.9m) Rear aspect window and French doors to garden. Integrated appliances to include electric oven and hob, dishwasher and fridge/freezer. Additional storage cupboard.
Utility Cupboard	6' 3" x 3' 11" (1.9m x 1.2m) Side aspect window and plumbing for washing machine.
First Floor Landing	Doors to four bedrooms, bathroom and storage cupboard.
Bedroom 1	9' 10" x 8' 10" (3.m x 2.7m) Front aspect window. Built-in wardrobe. Door to;
En-Suite Shower Room	6' 11" x 5' 11" (2.1m x 1.8m) max. Side aspect obscure window. Low level WC, wash hand basin and walk-in shower.
Bedroom 2	10' 2" x 9' 10" (3.1m x 3.m) Rear aspect window.
Bedroom 3	9' 2" x 8' 10" (2.8m x 2.7m) Front aspect window.
Bedroom 4	8' 10" x 6' 7" (2.7m x 2.m) Rear aspect window.
Family Bathroom	6' 3" x 5' 7" (1.9m x 1.7m) Side aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.
Outside	To the rear of the property is a fully enclosed garden laid to patio and lawn. Rear access gate leads to the single garage and off road parking.

AGENTS NOTE

The property is subject to an annual management fee of approximately £226.61 towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.





TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

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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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 a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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