



GIBBINS RICHARDS 
Making home moves happen

46 Crosswell Close, North Petherton, Nr. Bridgwater TA6 6SG
£450,000

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Located in a select cul-de-sac of just three detached bungalows, this substantial four bedroom home has been fully refurbished. The property is situated in a good size plot with carport and off road parking to the front/side. There is a private enclosed garden to the rear. Internally, the accommodation comprises in brief; entrance hall, spacious sitting/dining room opening to impressive modern kitchen with adjoining garden/breakfast room. The property has four double bedrooms with en-suite shower room to the master bedroom and well equipped family bathroom. The accommodation has been fully refurbished, is fully double glazed and warmed by gas central heating. This property has been finished to a high standard throughout and should be viewed to be fully appreciated.

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

North Petherton is a popular small town providing a number of day to day amenities including primary school education, town hall, Tesco Express, pubs, take aways, hairdressers, library, medical centre etc. A much wider range of shopping, leisure and financial amenities can be found in both Bridgwater and Taunton which both lie within easy access. The property offers convenient access to the M5 motorway at Junction 24.

FOUR DOUBLE BEDROOMS
NO ONWARD CHAIN
FULLY REFURBISHED
CARPORT / PARKING
ENCLOSED REAR GARDEN
GAS CENTRAL HEATING
BRAND NEW KITCHEN / BATHROOM / EN-SUITE
FULLY RE-WIRED ELECTRICS
PLEASANT TUCKED AWAY POSITION



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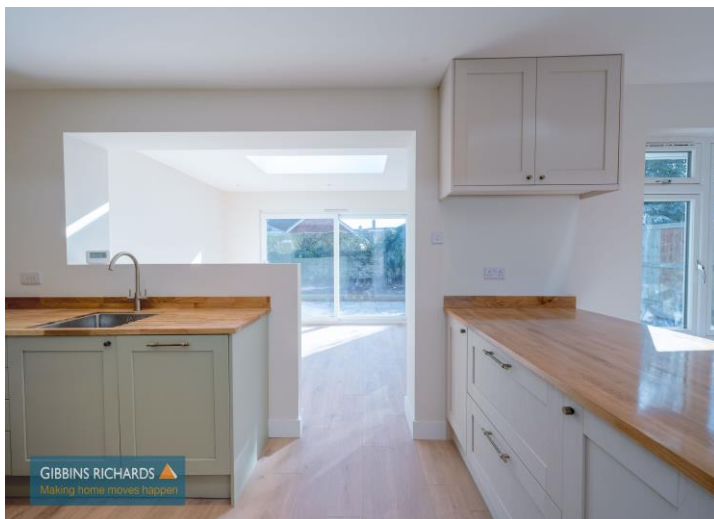


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Entrance Hall	('L' shaped) Hatch to loft. Doors to all bedrooms, bathroom and kitchen. Airing cupboard housing 'Worcester' gas combination boiler. Cloak cupboard.
Kitchen	14' 5" x 8' 8" (4.39m x 2.64m) Fitted with a modern range of matching eye and low level units, integrated appliances include dishwasher, electric oven, induction hob, extractor fan, fridge/freezer. High level electric fuse board and meters. Multiple inset ceiling spot lights.
Breakfast / Garden Room	13' 9" x 10' 0" (4.19m x 3.05m) Side aspect window. Sliding doors to rear garden. Velux sky light.
Sitting/Dining Room	21' 1" x 14' 5" (6.42m x 4.39m) (max) Front and rear aspect windows. Multiple inset ceiling spot lights.
Bedroom 1	13' 0" x 12' 9" (3.96m x 3.88m) Rear aspect window. Door to;
En-Suite Shower Room	9' 6" x 3' 8" (2.89m x 1.12m)
Bedroom 2	11' 3" x 8' 9" (3.43m x 2.66m) Rear aspect window.
Bedroom 3	14' 11" x 8' 10" (4.54m x 2.69m) Front aspect window.
Bedroom 4	9' 4" x 8' 9" (2.84m x 2.66m) Front aspect window. Built-in wardrobe.
Family Bathroom	8' 7" x 6' 7" (2.61m x 2.01m) Rear aspect obscure window. Fitted with a three piece suite comprising low level WC with concealed cistern, wash hand basin with storage unit under and bath with power shower over.
Outside	Area of garden to the front and the south facing rear garden measures approximately - 65' (19.80m) in width by 40' (12.18m) in length. Fully enclosed by a mixture of stone wall, timber fencing and hedgerows and predominantly laid to lawn. Paved patio area adjoining the property and the garden enjoys a good degree of privacy. Large carport to the front - 13' 6" (4.11m) in width x 14' 5" (4.39m) in length.



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GROUND FLOOR



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.
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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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