



GIBBINS RICHARDS ▲

Honeysuckle Cottage, Newton Road, North Petherton, Nr.Bridgwater TA6 6NA

£289,950

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Making home moves happen

A beautiful detached period cottage benefitting from off road parking, garage, warmed by gas central heating and fully double glazed throughout. The accommodation comprises in brief; entrance porch, kitchen/diner, sitting room, bathroom and utility. To the first floor are two bedrooms. Externally the property benefits from private garden to the front of the property along with parking in front of the garage.

Tenure: Freehold / Energy Rating: D-59 / Council Tax Band: B

The property is situated on the edge of the small Somerset town of North Petherton which lies some three miles south of the market town of Bridgwater and eight miles north of the county town of Taunton. North Petherton is well serviced including a range of local facilities, including a church, various public houses, primary school, butchers, general store, doctors and dental surgeries. There are regular bus services to the adjacent towns. The M5 motorway junction 24 is within two miles providing superb access to the north, the south and the county town of Taunton and the remainder of the West Country.

COTTAGE
DETACHED
GAS CENTRAL HEATING
GARAGE
OFF ROAD PARKING
DOUBLE GLAZED
VILLAGE LOCATION
EASY ACCESS TO M5
WALKING DISTANCE TO LOCAL AMENITIES



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Entrance Porch
Kitchen/Dining Room

Side aspect window, door to;
21' 0" x 8' 4" (6.40m x 2.54m) Front aspect window. Feature vaulted ceiling, range of base cupboards with granite effect work surfaces, space for 'Range' cooker. Velux window. Deep recessed openings and walkway through to sitting room.

Sitting Room

19' 0" x 11' 7" (5.79m x 3.53m) Open fireplace with inset wood burner, flag stone hearth and exposed brick recess. Stairs to first floor and door to bathroom.

Bathroom

Equipped in a modern white suite comprising low level WC, two wash hand basins with vanity unit under, bath with over head shower. Velux window, door to utility. Underfloor heating.

Utility Room

Fitted with a range of units, single drainer sink with mixer tap, plumbing for washing machine, extractor. Underfloor heating.

First Floor Landing

Exposed beams and doors to two bedrooms. 12' 0" x 8' 7" (3.65m x 2.61m) Vaulted ceiling and exposed beams. Front aspect window. Built-in wardrobes.

Bedroom 1

10' 5" x 8' 4" (3.17m x 2.54m) Front aspect window. Beam ceiling and built-in wardrobe.

Bedroom 2

Shared driveway with gravelled turning area and parking space for one car leading to GARAGE with electric light and power. Gated access to front garden comprising of patio area, lawn, raised pond and mature plants and bushes.



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GROUND FLOOR



1ST 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. Made with Metropix ©2021



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 £30 + VAT (£36) 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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