Natasha Howarth

ESTATE AGENTS









25 Schoolfields, North Petherton, TA6 6QL

**£299,950**

Available to the market is this very well presented semi-detached bungalow situated in the favoured village of North Petherton. The property has beautiful gardens to front and rear, a driveway, garage and workshop.

The flexible accommodation briefly comprises porch, hall, lounge, kitchen/breakfast room, three bedrooms and a shower room. Warmed by electric heating and double glazed throughout, this delightful bungalow must be viewed to fully appreciate all it has to offer.

The town of North Petherton itself benefits from a good range of local amenities including shops, library, doctor's surgery, dentist surgery, primary school, church, restaurant and public houses and is within easy reach of Junction 24 of the M5.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE
Via double glazed door to:

PORCH
Double glazed door to:

ENTRANCE HALLWAY
Doors to lounge, kitchen/ breakfast room, bedrooms and shower room. Electric storage heater. Loft hatch.

LOUNGE
Double glazed window to front aspect. Feature fireplace with wood burner inset. Electric storage heater.

KITCHEN/ BREAKFAST ROOM
Rear aspect double glazed window. Fitted with a matching range of wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset with mixer tap over. Integrated oven and grill, electric hob with extractor over, splash backs. Space for fridge/ freezer, space and plumbing for a washing machine. Built in pantry cupboard. Wall mounted fan heater. Double glazed door to the garden.

BEDROOM ONE
Double glazed window to front aspect. Electric storage heater.

BEDROOM TWO
Double glazed window to rear aspect. Electric radiator.

BEDROOM THREE
Double glazed window to side aspect. Electric radiator.

SHOWER ROOM
Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising shower cubicle, W.C and pedestal wash hand basin.

EXTERIOR

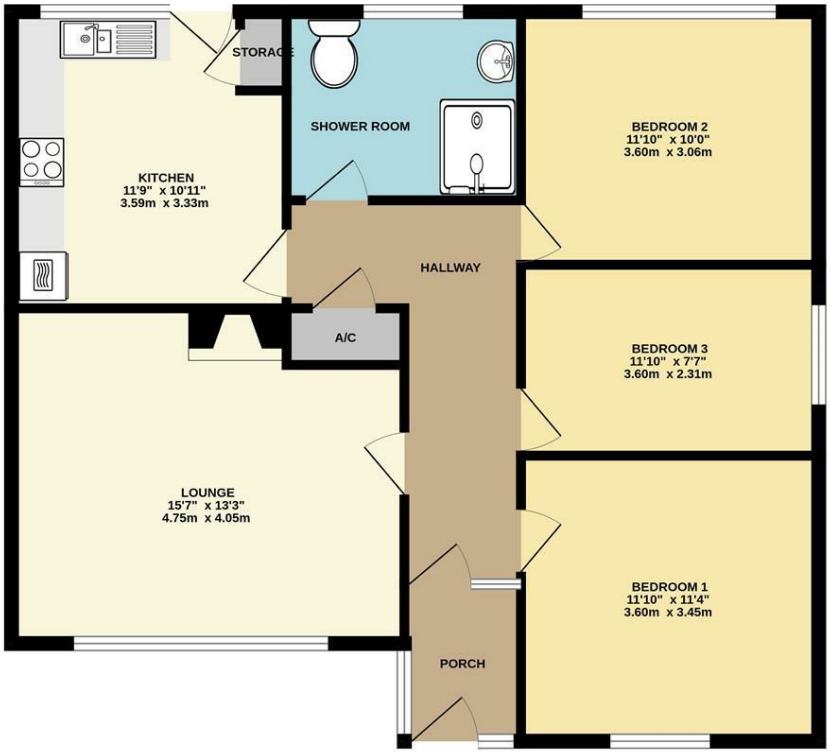
PARKING
On own driveway for multiple vehicles.

GARAGE
Accessed via up and over door, power and light connected. Personnel door to the garden.

GARDEN
Predominantly enclosed by fencing and mature hedges. Mainly laid to lawn with patio adjacent to house and shrub borders. Large timber workshop and timber shed to remain.

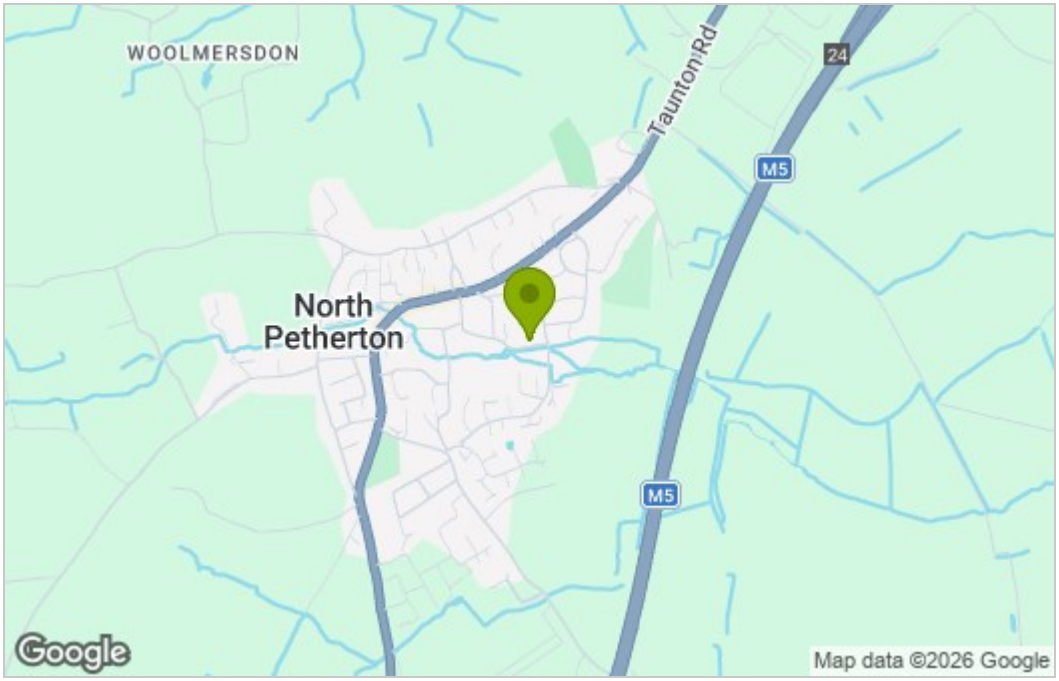
## Floor Plan

GROUND FLOOR

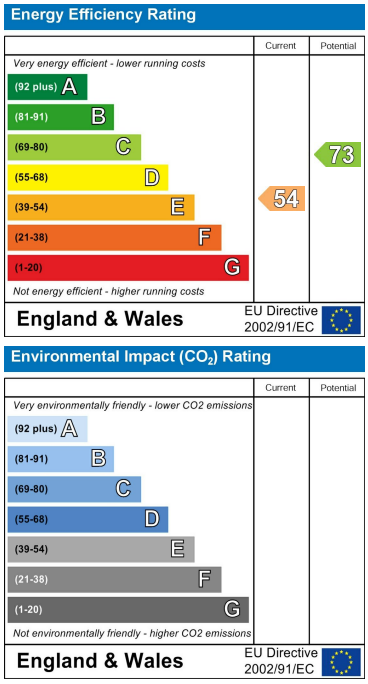



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map




## Energy Efficiency Graph




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.

The Property Ombudsman
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