



3 Hammet Street, North Petherton, Bridgwater, Somerset  
TA6 6SD

A well presented and positioned two bedroom, terraced house in the centre of North Petherton.

Bridgwater 3 Miles - Taunton 10 Miles

- Two Reception Rooms
- Courtyard Garden
- Available Beginning of March
- 6 Months Plus
- Sorry, No Pets
- Deposit: £1148
- Council Tax Band: B
- Tenant Fees Apply

**£995 Per Calendar Month**

01823 447355 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMMODATION TO INCLUDE

Front door leading into;

### ENTRANCE PORCH

With space for coats and shoes, door into;

### RECEPTION ROOM

Versatile room which could be used as a dining room or second sitting room. Understairs cupboard, window overlooking the front of the property, feature fireplace, stairs rising to the first floor and doors to;

### SITTING ROOM

Spacious room with treated floorboards, window overlooking the front of the property and feature fireplace.

### KITCHEN/ DINER

Open plan kitchen/ diner with a range of wall and base units, free standing electric cooker, space for fridge/freezer, space and plumbing for washing machine. Door to downstairs cloakroom with WC and wash hand basin. Door leading to the enclosed courtyard.

### STAIRS & LANDING

Stairs rising to the landing with hallway and doors to;

### BEDROOM 1

Large double bedroom with treated floorboards, window overlooking the front of the property and a radiator.

### BEDROOM 2

Double bedroom with carpet, feature fireplace, window overlooking the front of the property and a radiator.

### BATHROOM

Comprising of bath with shower over, wash hand basin and WC.

### OUTSIDE

To the rear of the property there is an enclosed courtyard with easy maintenance. Please note there is no parking with this property, parking is on-street only.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

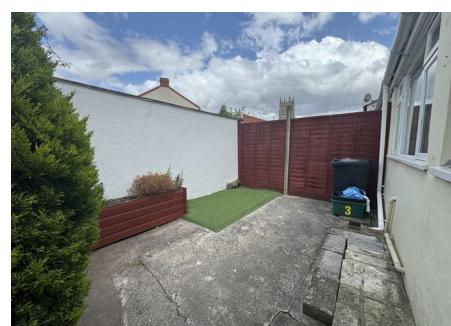
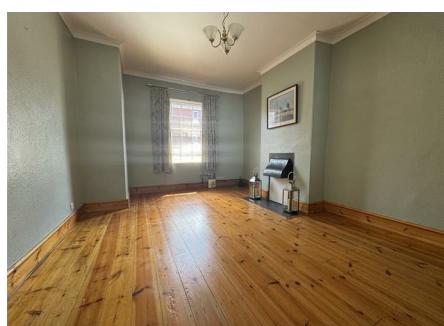
Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 19 Mbps,

Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal limited on EE, O2 and Vodafone. External EE, Three and O2.

Local Authority: Council tax band B



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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