



GIBBINS RICHARDS 

18 Downend Terrace, Downend Road, Puriton, Nr. Bridgwater TA6 4TJ

£239,950

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Making home moves happen

A well presented three bedroom characterful cottage on Downend Terrace. The property benefits from gas central heating, off road parking and large rear garden. The accommodation comprises in brief; entrance porch, sitting room, kitchen/dining room, large conservatory, first floor main bedroom and family bathroom, two further bedrooms on the second floor. Externally the rear garden is in excess of 100ft which is patio'd and laid to lawn with further sections. To the front of the property is off road parking.

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

The property is located just a short drive from Puriton's village centre and within easy access to Bridgwater's town centre. The property also offers easy access to the M5 motorway at Junction 23 and Bridgwater itself offers a mainline intercity railway station.

CHARACTER COTTAGE  
EASY ACCESS TO M5  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
OFF ROAD PARKING  
GAS CENTRAL HEATING  
THREE STOREY COTTAGE  
VIEWS  
100' REAR GARDEN



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Entrance Porch  
Sitting Room

6' 3" x 4' 11" (1.9m x 1.5m) Door to;  
11' 10" x 11' 10" (3.6m x 3.6m) Front  
aspect window.

Kitchen/Dining Room

14' 9" x 11' 10" (4.5m x 3.6m) Door and  
window into conservatory. Stairs to first  
floor. Fitted wall and floor cupboards.  
Space and plumbing for washing  
machine.

Conservatory

16' 1" x 11' 10" (4.9m x 3.6m) French  
doors to rear garden.

First Floor Landing

Doors to bedroom and bathroom. Stairs  
continuing to second floor.

Bedroom 1

11' 6" x 11' 2" (3.5m x 3.4m) Front  
aspect window. Storage cupboard.

Bathroom

8' 2" x 6' 3" (2.5m x 1.9m) Rear aspect  
obscure window. Equipped in a modern  
white suite comprising low level WC,  
wash hand basin and bath with shower  
over. Airing cupboard.

Second Floor Landing

Rear aspect window. Doors to;  
12' 6" x 11' 6" (3.8m x 3.5m) Front  
aspect window.

Bedroom 3

9' 6" x 8' 6" (2.9m x 2.6m) Rear aspect  
window. Loft hatch.

Outside

To the front there is off road parking.  
The rear of the property boast a garden  
in excess of 100'.



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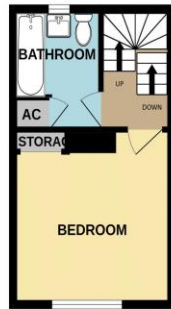


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GROUND FLOOR  
569 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



2ND FLOOR  
228 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA - 1009 sq.ft. (93.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.



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