



GIBBINS RICHARDS 

4 Waterloo Close, Puriton, Nr. Bridgwater TA7 8BD

£210,000

GIBBINS RICHARDS 
Making home moves happen

A spacious three/four bedroom extended home occupying a small cul-de-sac within this popular village location. The accommodation comprises; entrance hall, sitting room, dining area, bedroom 4/study, kitchen, garden room, three first floor bedrooms and bathroom. Low maintenance rear garden. Electric heating.

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

An internal viewing is highly recommended to fully appreciate the size and layout of accommodation on offer. The property benefits from a ground floor extension creating a useful study/spare bedroom and a re-fitted kitchen. The property is located in a 'no through' road within this popular village location which amenities to include general stores, post office, butchers, primary school etc. For the commuter the property is ideally placed being within easy access to the M5 at Junction 23.

EXTENDED END TERRACE HOME
TWO/THREE RECEPTIONS
THREE/FOUR BEDROOMS
MODERN FITTED KITCHEN
GARDEN ROOM
FIRST FLOOR BATHROOM
LOW MAINTENANCE REAR GARDEN
ELECTRIC HEATING SYSTEM
DOUBLE GLAZED WINDOWS
NO ONWARD CHAIN





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Entrance Hall	
Sitting Room	14' 5" x 10' 10" (4.39m x 3.30m) Mock fireplace with electric fire.
Dining Room	9' 5" x 8' 5" (2.87m x 2.56m) Understairs storage. Door to;
Bedroom 4/Study	10' 0" x 8' 5" (3.05m x 2.56m) Wardrobe/storage cupboard.
Kitchen	11' 5" x 9' 2" (3.48m x 2.79m) Built-in oven and ceramic hob. Plumbing for washing machine. Access to garden.
Garden Room	11' 5" x 7' 8" (3.48m x 2.34m) French doors to garden.
First Floor Landing	Access to loft space.
Bedroom 1	11' 0" x 8' 6" (3.35m x 2.59m) Wall to wall fitted wardrobes.
Bedroom 2	11' 0" x 9' 10" (3.35m x 2.99m)
Bedroom 3	8' 0" x 8' 2" (2.44m x 2.49m) Storage cupboard.
Bathroom	Fitted in a two piece suite comprising bath with overhead shower, wash hand basin.
Separate WC	Rear aspect window. WC.
Outside	Low maintenance rear garden with paved patio, store shed, mature plum tree and side access gate.



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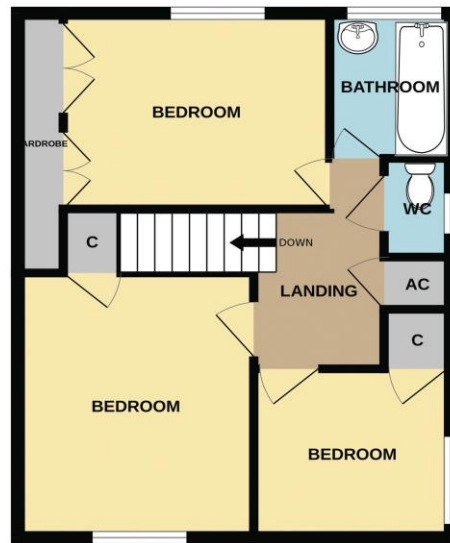


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GROUND FLOOR



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.
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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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