



GIBBINS RICHARDS
Awards Winning Estate Agents

29 Newlyn Crescent, Puriton, Nr. Bridgwater TA7 8BS

£245,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned and extended two bedroom semi-detached bungalow in the popular village of Puriton. The property is within walking distance to local shops and amenities as well as easy access to the M5 motorway. The property is warmed by gas central heating and has multiple off road parking and single garage to the front and private enclosed rear garden. The accommodation comprises entrance porch, hallway, kitchen, sitting/dining room, two good size bedrooms and bathroom.

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

The property is located in the popular village of Puriton which contains a nearby post office/general stores, butchers, hairdressers and popular primary school and pub. The property is ideally placed for the commuter being a short drive to Junction 23 of the M5 motorway. Bridgwater town centre lies approximately four miles distant and boasts a wide and comprehensive range of leisure and shopping facilities.

NO ONWARD CHAIN
SEMI-DETACHED BUNGALOW
GAS CENTRAL HEATING
MULTIPLE OFF ROAD PARKING / SINGLE GARAGE
PRIVATE & ENCLOSED SOUTH FACING REAR GARDEN
POPULAR VILLAGE LOCATION
EASY ACCESS TO THE M5 MOTORWAY





Entrance Porch
Kitchen

5' 3" x 3' 3" (1.6m x 1.m) Leading into;
11' 2" x 8' 10" (3.4m x 2.7m) Front aspect
window. Fitted with floor and wall
cupboard units, space and plumbing for
washing machine. Electric cooker. Door
to;

Entrance Hall

Doors to two bedrooms, bathroom and
sitting/dining room. Hatch to loft.

Bathroom

8' 2" x 4' 11" (2.5m x 1.5m) Side aspect
obscure window. Equipped with low
level WC, wash hand basin and bath with
overhead shower.

Bedroom 1

11' 10" x 11' 6" (3.6m x 3.5m) Rear and
side aspect windows.

Bedroom 2

10' 2" x 9' 10" (3.1m x 3.m) Front aspect
window.

Sitting Area

13' 9" x 13' 1" (4.2m x 4.m) Feature
electric fire.

Dining Area

11' 2" x 9' 10" (3.4m x 3.m) Rear aspect
window and sliding door to garden.

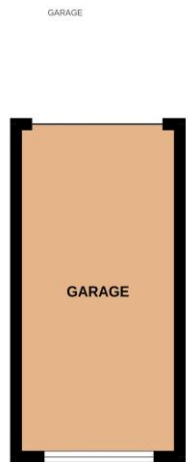
Outside

To the front of the property there is off
road parking for multiple vehicles and
side access to a private and fully enclosed
south facing rear garden which is laid to
patio and lawn.

Single Garage

15' 9" x 7' 10" (4.8m x 2.4m) Front up
and over garage door. Rear aspect
window. Light and power.





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.



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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