



GIBBINS RICHARDS 
Making home moves happen

41 Greenacres, Puriton, Nr. Bridgwater TA7 8FN
£369,950

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A well appointed detached property located in a popular village location. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, spacious kitchen/dining room together with four first floor bedrooms including en-suite shower room and family bathroom. Long side driveway, garage and fully enclosed and low maintenance rear garden.

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

Constructed in 2018 by Taylor Wimpey Homes, this four bedroom detached family home is located in a small popular development in the sought after village of Puriton, within the village there are amenities to include stores, post office, butchers and popular primary school. The property is located within easy access of the M5 motorway at Junction 23, whilst Bridgwater town centre is just over three miles distant.

WELL PRESENTED DETACHED PROPERTY
POPULAR VILLAGE LOCATION
EASY ACCESS TO THE M5 MOTORWAY
LONG SIDE DRIVEWAY
GARAGE
LOW MAINTENANCE REAR GARDEN
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
INTERNAL VIEWING HIGHLY RECOMMENDED



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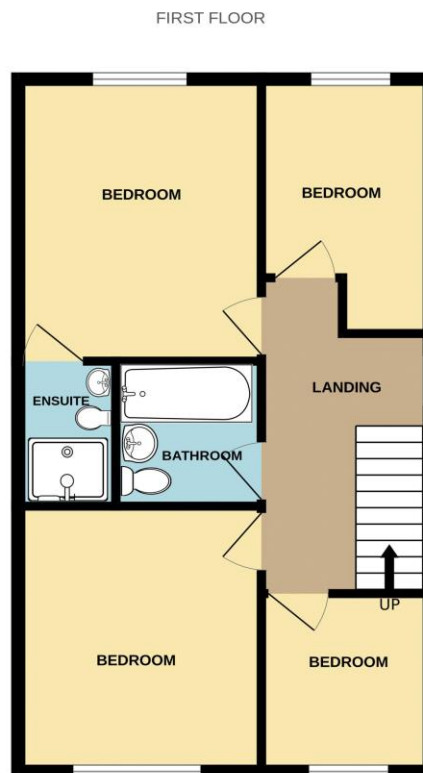
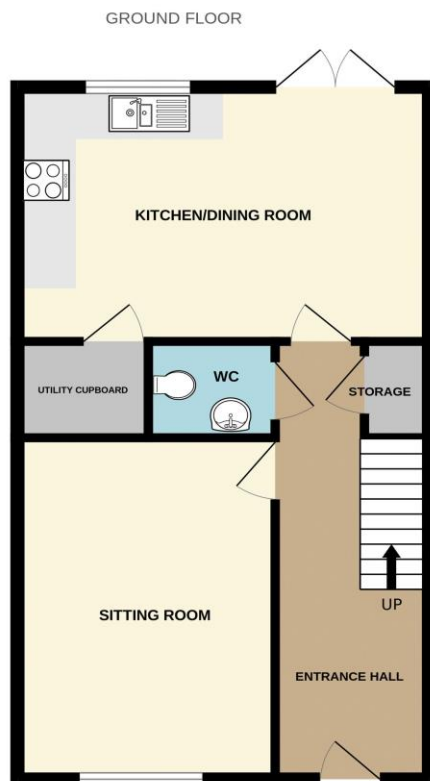


Entrance Hall	Storage cupboard.
Cloakroom	Low level WC and wash hand basin.
Sitting Room	14' 10" x 10' 10" (4.52m x 3.30m)
Kitchen/Dining Room	17' 8" x 11' 2" (5.38m x 3.40m) including a built-in double oven, gas hob, dishwasher unit. Boiler and utility cupboards.
First Floor Landing	
Bedroom 1	12' 5" x 10' 5" (3.78m x 3.17m) Door to;
En-Suite Shower Room	Low level WC, wash hand basin and shower enclosure.
Bedroom 2	11' 0" x 10' 5" (3.35m x 3.17m)
Bedroom 3	11' 6" x 6' 11" (3.50m x 2.11m) (max)
Bedroom 4	7' 5" x 6' 11" (2.26m x 2.11m)
Family Bathroom	Low level WC, wash hand basin and bath with mixer shower.
Outside	Gravelled front garden which potentially provides further off road parking with a long side driveway leading to a garage. The rear garden is of a low maintenance theme with patio, lazy lawn and slate borders.
Single Garage	Up and over door to front. Light and power within the garage as well as an 'Electric Charging' point.

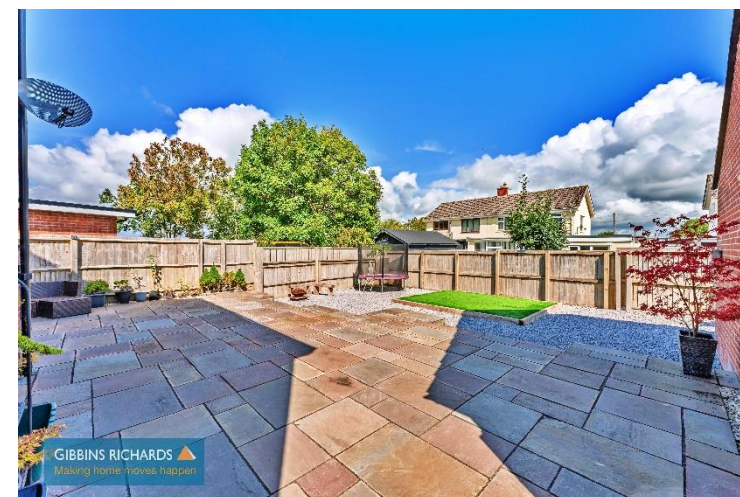
AGENTS NOTE

The property is subject to an annual estate management fee of £487.63 payable to Remus Management Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.





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 £40 + VAT (£48) **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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