

LAUREL & WYLDE

E S T A T E A G E N T S



42 Puriton Park, Bridgwater, Somerset TA7 8BH £450,000

*** EXTENDED DETACHED FAMILY HOME WITH A FANTASTIC PLOT, LARGE GARAGE, HOME OFFICE / SUMMER HOUSE, OUTDOOR KITCHEN AND ENTERTAINING SPACE AND WITH A LARGE DETACHED OUTBUILDING / STUDIO IN THE GARDEN *** FOUR BEDROOMS PLUS AN ANNEXE AREA WITH SHOWER *** SEPARATE FAMILY BATHROOM WITH SHOWER *** LIVING ROOM *** KITCHEN *** CONSERVATORY *** CLOAKROOM *** DRIVEWAY PARKING FOR 4 VEHICLES *** VENDOR SUITED WITH A PROPERTY TO PURCHASE THAT HAS NO ONWARD CHAIN *** EPC E *** COUNCIL TAX D ***

Agents Note

The carpets and inner doors will be replaced by the Vendor upon securing an offer. Input can then be had by the potential buyer.

Entrance Porch

Accessed through an obscure composite double glazed door with UPVC double glazed matching side panels, vaulted ceiling with recessed spotlighting, a wooden double glazed velux style roof light, useful cloaks/storage cupboards and a wooden glazed door leading through to the Entrance Hall

Entrance Hall

With stairs leading to the first floor landing, textured and coved ceiling, ceiling light, radiator, laminate flooring and a door to the Cloakroom.

Cloakroom

Ceiling light, wood effect vinyl flooring, low level WC and a vanity unit incorporating a wash hand basin with a mixer tap over.

Kitchen

A recently upgraded rear aspect room with a UPVC double glazed window and an obscure UPVC double glazed door leading out to the rear garden. Recessed spotlighting, tiled flooring, doors to the Ground Floor Bedroom and the Living Room. Fitted with a comprehensive range of base and eye level units with granite effect square edge work surfaces with inset 1 ½ bowl sink with an adjacent drainer and mixer tap. Space and gas point for a large range cooker with tiled splashbacks and an extractor hood over, space and plumbing for a washing machine, space for a tumble dryer, integrated fridge/freezer and dishwasher and a stainless steel oven and microwave over.

Living Room

A large L-shaped front aspect room with UPVC double glazed windows, door to the hallway and UPVC double glazed sliding patio doors through to the Conservatory. Coved ceiling, 2 ceiling lights and a radiator.

Conservatory

Of a brick built and UPVC double glazed construction with a pitched polycarbonate roof, ceiling light, air conditioning/extractor fan unit and laminate flooring.

Ground Floor Bedroom/Annexe

A very useful space with a bedroom area, a cloaks/storage area, and a shower area. The bedroom area has a vaulted ceiling with a wooden double glazed Velux style roof light, a front aspect UPVC double glazed window, another air conditioning unit. The shower area offers a large step-in wet room style shower enclosure with a wall mounted mains shower system.

First Floor Landing

Loff hatch giving access to roof space, textured ceiling, 2 ceiling lights and a door to the airing cupboard.

Master Bedroom

A front aspect room with UPVC double glazed windows, textured and coved ceiling, ceiling light, radiator and built in wardrobes.

Bedroom 2

A rear aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator.

Bedroom 3

A light and airy front to back room with 2 UPVC double glazed windows, coved ceiling, ceiling light and a radiator.

Bedroom 4

A front aspect room with UPVC double glazed windows, textured and coved ceiling, ceiling light, radiator.

Family Bathroom

A recently refitted rear aspect room with an obscure UPVC double glazed window, recessed spotlighting, extractor fan, tiled flooring, low level WC, vanity unit incorporating a wash hand basin with a mixer tap, panel enclosed bath with a chrome mixer tap and handheld shower attachment and a good sized glazed and UPVC clad shower enclosure with a wall mounted twin point mains shower system over, chrome heated towel rail.

Outside to the Front

Outside to the front of the property there is a block paved driveway providing off street parking for at least 4 vehicles, there is a timber built garage to the far right hand side which has an up and over door, pitched and tiled roof, power and lighting.

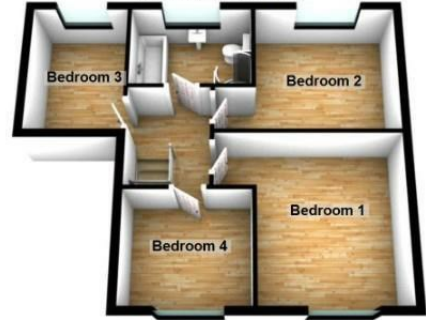
Outside to the back

To the immediate rear of the property there is a large patio/paved terrace area, currently with a hot tub. There is a sheltered pergola area and summerhouse which is currently being used as a home office. A fantastic outdoor kitchen with seating area and cooking facilities. The second part of the garden is of a fantastic size which certainly compliments the size of the property to the right hand side of this there is a block paved pathway which leads down to the music studio.

Ground Floor
Approx. 185.4 sq. metres (1995.8 sq. feet)



First Floor
Approx. 48.0 sq. metres (527.6 sq. feet)



Total area: approx. 234.4 sq. metres (2523.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		