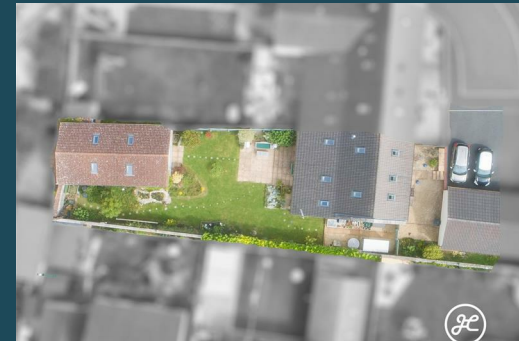


Downend Farm Close  
Puriton  
Bridgwater  
TA6 4GW



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£439,950

- Modern End Terraced Property
  - Constructed in 2015
    - Five Bedrooms
- Primary Bedroom with En-Suite Shower Room & Built-In Wardrobes
  - First Floor Bathroom
- Ground Floor Cloakroom (WC) & Utility Room
  - Spacious Lounge
- Impressive Open-Plan Kitchen/Dining Room
  - Enclosed Rear Garden
- Detached Barn (Currently Used as an Art Studio), Double Garage & Driveway

Situated within a select modern close of seven quality houses is this substantial, five-bedroom, three storey property with a double garage and detached stone-built barn (which is currently used as an art studio). EPC RATING: B.

Constructed in 2015 to a high specification, this end terraced family home offers highly versatile family accommodation and benefits from contemporary fixtures and fittings.

## ACCOMMODATION

This impressive, modern home briefly comprises: entrance hallway, cloakroom, lounge, open-plan kitchen/dining room and utility room to the ground floor. Arranged on the first floor is the primary bedroom with built-in wardrobes and en-suite shower room, bedroom four, five and the family bathroom. On the second floor are a further two double bedrooms.

Externally, there is a double garage and driveway to the front aspect as is a low maintenance garden. To the rear is a charming, enclosed garden which is predominately lawned with shrub & flower borders, paved patio and a stone-built barn which is currently used as an art studio and benefits from power, lighting and water connections.

## LOCATION

Situated in Downend being a considerably favoured part of Puriton with walking bridge links to the rest of the village across the motorway where the majority of amenities are located. The village school and other facilities include hairdressers, butchers and post office/general stores. Ideal location for the commuter being close to the M5 junction 23 giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. Gravity park is also within easy access.

The town of Bridgwater is just three miles drive and provides a good variety of town amenities and further inland are the



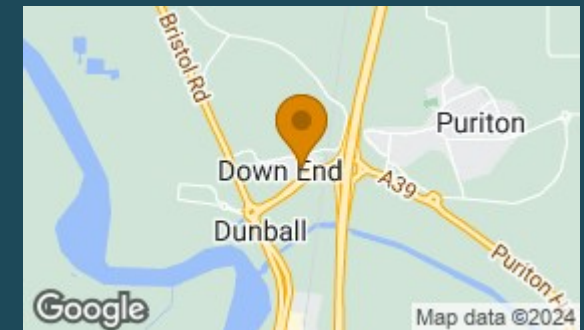
town centres of Street (with its Clarks village shopping centre), historic Glastonbury as well as the famous city of Wells.



### Council Tax Band

E

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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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