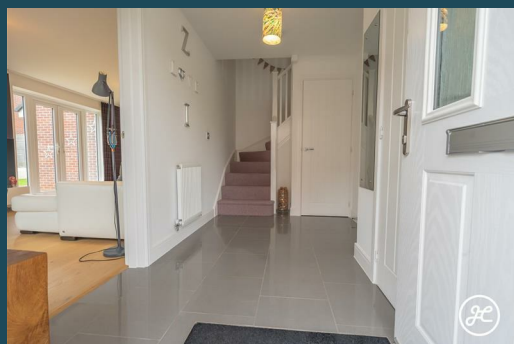


Greenacres
Puriton
Bridgwater
TA7 8FN







£375,000

- Modern Detached Family Home
- Constructed in 2019 by Taylor Wimpey
 - Four Bedrooms
 - Two Bathrooms
 - Lounge
- Open-Plan Kitchen/Dining Room
 - Utility Room & Cloakroom
 - Landscaped Rear Garden
 - Garage & Driveway
 - EPC Rating: B

Discover this exquisite executive detached home, perfect for contemporary family life.

Nestled in the picturesque village of Puriton, it features a landscaped garden, garage, driveway, and views of attractive green space with an attenuation pond.

Built by Taylor Wimpey in 2019, it comes with an NHBC guarantee for added peace of mind.

ACCOMMODATION

This superb property benefits from gas central heating and double glazing, and briefly comprises: an entrance hallway, lounge, open-plan kitchen/dining room, utility room, and cloakroom to the ground floor. Arranged on the first floor and accessed from the spacious landing are four generously sized bedrooms, the primary bedroom also benefitting from an en-suite shower room. Outside, there is a landscaped rear garden with areas of patio and lawn. To the side is the driveway with parking for three vehicles, and a garage.

Annual charge for the development: £449.

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge

Kitchen/Diner

Utility Room

FIRST FLOOR

Landing

Primary Bedroom

En-Suite Shower Room

Bedroom 2

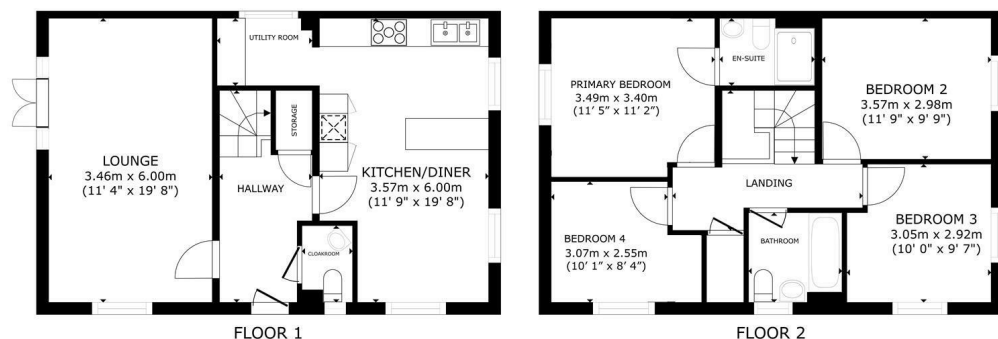
Bedroom 3

Bedroom 4

Bathroom

EXTERIOR





GROSS INTERNAL AREA
 FLOOR 1 55.8 m² (600 sq.ft.) FLOOR 2 55.7 m² (600 sq.ft.)
 TOTAL: 111.5 m² (1,200 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Driveway

Garage

Rear Garden

LOCATION

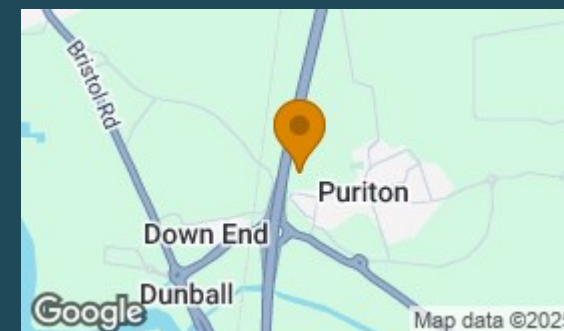
Puriton is situated approximately 3 miles north of the market town of Bridgwater. Junction 23 of M5 motorway is within a mile as is the A39. Puriton offers a wide range of local amenities including: a traditional Blue Lias stone parish church, primary school, local inn, sports centre, post office/village shop, butchers and hairdressers. Nearby is the Gravity Park a Smart Campus which is currently under construction.

Bridgwater offers a full range of facilities including retail, educational and, leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station.

Council Tax Band

E

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		



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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