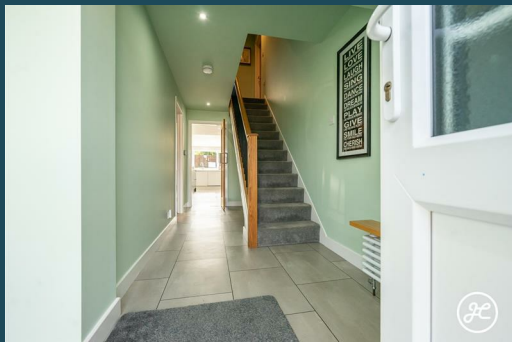


Puriton Park  
Puriton  
Bridgwater  
TA7 8BJ







£395,000

- Impressive Detached Family Home
  - Extended Accommodation
    - Four Bedrooms
    - Two Bathrooms
- Expansive Open-Plan Kitchen/Diner
- Separate Lounge with Bay Window
  - Utility Room & Cloakroom
  - Parking & Garage
  - Enclosed Rear Garden
- UPVC Double Glazed, Airconditioning to First Floor & Gas Central Heating

Situated within an elevated position in a quiet cul-de-sac, this exceptional detached four-bedroom home has been thoughtfully extended to feature a spacious high-spec open-plan kitchen/diner with bifold doors that seamlessly connect the interior to the generously sized rear garden.

Upstairs boasts four well-appointed bedrooms, an en-suite shower room, and a family bathroom.

Ample parking for multiple vehicles, plus a garage for storage, complements the generously sized rear garden—all within the sought-after village of Puriton with excellent M5 access!

## ACCOMMODATION

This impressive accommodation features double glazing, gas central heating, and air conditioning (to the first floor).

It includes an inviting entrance hall, a lounge with a bay window, a spacious open-plan kitchen/diner with bifold doors, plus a utility room and a cloakroom.

Upstairs are four bedrooms: an en-suite shower room and a family bathroom. Outside offers driveway parking, garage space for storage, and a generously sized rear garden with lawned and seating areas.

## 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.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: D

## UTILITIES

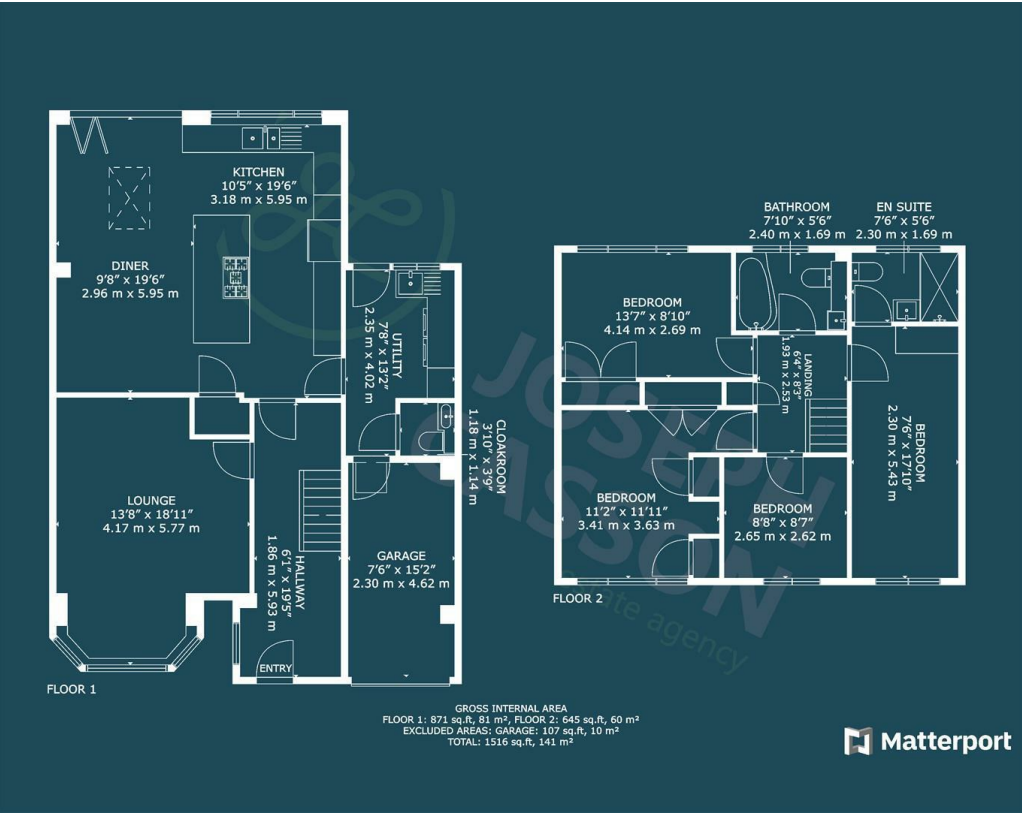
Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes





Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:  
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

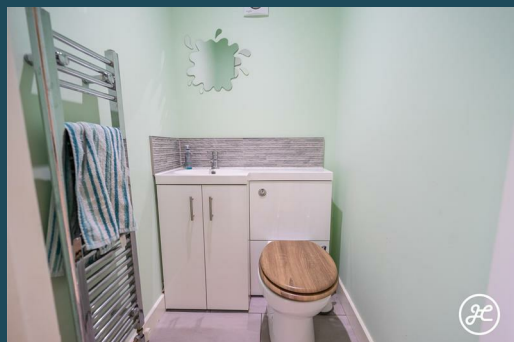
Council Tax Band

D

| 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 |         |           |
| 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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