

Culverhay Close  
Puriton  
Bridgwater  
TA7 8JJ



  
**JOSEPH CASSON**  
the estate agency your home deserves







£267,500

- Modern Semi-Detached Property
  - Three Bedrooms
  - Two Shower Rooms
  - Lounge/Diner
- Contemporary Kitchen with Neff Appliances
  - Cloakroom
  - Carport Parking
  - Enclosed Rear Garden
- Double Glazing & Gas Central Heating

Nestled in a small development in Puriton, this stunning three-bedroom semi-detached home has been beautifully upgraded.

The ground floor features a modern kitchen with integrated Neff appliances, a spacious lounge/diner, and a cloakroom. Upstairs are three inviting bedrooms and two stylish shower rooms. Outside, enjoy convenient parking under the carport and relax in the lovely tiered rear garden!

## ACCOMMODATION

This beautifully upgraded home features an inviting entrance hallway, a convenient cloakroom, a contemporary kitchen, and a spacious lounge/diner. Upstairs includes three bedrooms, with the primary bedroom boasting its own en-suite shower room and a stylish shower room for guests.

Outside offers carport parking for two vehicles and a lovely landscaped tiered 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.

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 main line links via Bridgwater Railway station.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge:

EPC Rating:

Council Tax Band: C

### 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

C

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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