


Natasha Howarth
ESTATE AGENTS



30 Puriton Park, Bridgwater, TA7 8BL

£320,000

Natasha Howarth Estate Agents are delighted to offer for sale this nicely positioned link detached house which is situated on the outskirts of the popular village of Puriton. This extended four bedroom home has been lovingly maintained and is situated in an elevated position on a very generous size plot.

The property is now in need of general cosmetic updating throughout.

The double glazed and centrally heated accommodation briefly comprises porch, entrance hallway, cloakroom, sitting/ dining room, study and integral garage to the ground floor.

Upstairs there are four bedrooms and a shower room.

Externally there is off road parking to the front leading to a single garage.

The beautiful south facing rear garden is a particular feature retaining a good degree of privacy.

The property is offered to the market with NO ONWARD CHAIN.

The village of Puriton provides excellent M5 access for the commuter as well as local amenities including Village Hall, primary school, shops, post office and public house.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via timber door to:

PORCH

Dual aspect windows, obscure glazed door and window combination unit to:

ENTRANCE HALLWAY

Staircase leading to first floor, radiator, panelled doors to cloakroom and kitchen and obscure multi paned glazed door to sitting/ dining room.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin.

SITTING/ DINING ROOM 23'1 x 14'11 (7.04m x 4.55m)

Dual aspect double glazed windows. Feature stone display fireplace with built in television unit. Three radiators, coving, obscure multi paned glazed door to kitchen.

KITCHEN 12'00 x 11'00 (3.66m x 3.35m)

Rear aspect double glazed window. Fitted with a range of matching wall, base and drawer units with work surfaces over with one and a quarter bowl stainless steel sink and drainer unit inset. Tiled splashbacks. Space for cooker, space and plumbing for a washing machine and dishwasher, space for fridge, boiler situated in the corner, tiled floor, radiator. Obscure half paned door to the study.

STUDY 12'8 x 8'3 (3.86m x 2.51m)

Double glazed patio doors leading onto the garden. Fitted with matching timber wall, base and drawer units with glass fronted display cabinets. Wood effect flooring, radiator. Door leading to the garage.

LANDING

Airing cupboard housing water tank, access to partially boarded and insulated loft with pull down ladder. Panelled doors to:

BEDROOM ONE 14'2 x 10'00 (4.32m x 3.05m)

Rear aspect double glazed window. Wardrobes into recess, radiator.

BEDROOM TWO 14'2 x 11'3 (4.32m x 3.43m)

Double glazed window to front aspect, radiator.

BEDROOM THREE 9'10 (max) x 8'9 (3.00m (max) x 2.67m)

Double glazed window to front aspect, radiator. Built in cupboard.

BEDROOM FOUR 12'8 x 8'3 (3.86m x 2.51m)

Dual aspect double glazed windows. Radiator.

SHOWER ROOM 8'10 x 6'11 (2.69m x 2.11m)

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising corner shower

cubicle with electric shower over, pedestal wash hand basin and close coupled WC. Part tiled walls, radiator.

EXTERIOR

PARKING

On own block paved drive to front for two vehicles leading to:

GARAGE 16'3 x 8'3 (4.95m x 2.51m)

Accessed via up and over door to front with power and light connected and personnel door to house.

FRONT GARDEN

Open plan, part laid to lawn with established and well stocked flower and shrub borders.

REAR GARDEN

Enclosed predominantly by panel fencing. Large patio adjacent to house with outside tap and light. Steps leading to shaped lawn with established and well stocked flower and shrub borders. Feature stone built pond. Pathway leading to the rear section of the garden. Side pedestrian access via gate.

Rear Section: Maturing trees inset and established shrubs to rear. Timber shed and greenhouse to remain.

SERVICES

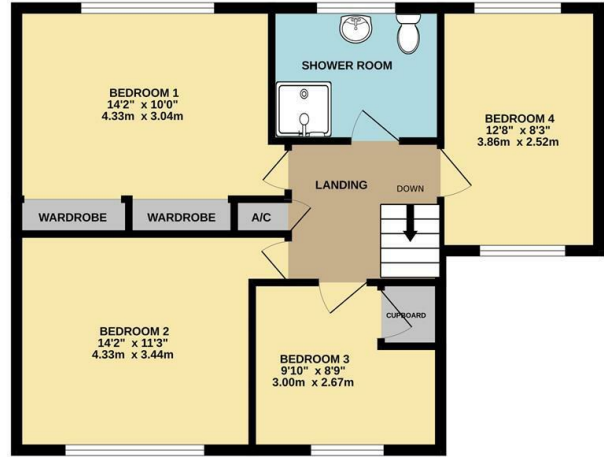
Mains gas, electricity, water and drainage.

Floor Plan

GROUND FLOOR



1ST FLOOR

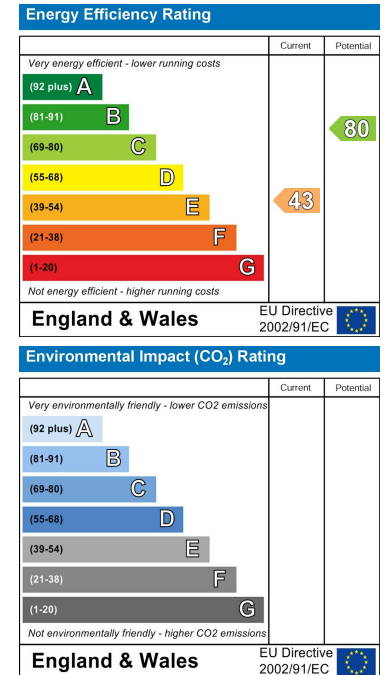


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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