









35 Newlyn Crescent, Puriton, TA7 8BS **£310,000** 

Natasha Howarth Estate Agents are delighted to offer for sale this detached bungalow which is situated in an appealing tucked away position in the heart of the popular village of Puriton which is conveniently situated within a mile of Junction 23 of the M5.

The property is in need of some cosmetic updating throughout.

In brief the property is double glazed and centrally heated and the property comprises; porch, living room, hallway, kitchen/ diner, sun room, two bedrooms and a shower room.

35 Newlyn Crescent is situated on a surprisingly spacious plot (approximately 1/5th Acre) with parking for multiple vehicles on own driveway and a single garage.

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 obscure double glazed front door and window combination unit to:

### **PORCH**

Storage cupboard. Radiator. Door to:

### LIVING ROOM

Double glazed window to front aspect. Feature fireplace, radiator, double doors to:

# **HALLWAY**

Airing cupboard housing the 'Vaillant' gas fired combi boiler. Doors to kitchen/ diner, bedrooms and shower room. Loft hatch.

# KITCHEN/ DINER

Double glazed window to side aspect. Fitted with a range of wall and base units with roll top work surfaces over and sink and drainer unit inset. Integrated electric hob with oven and grill beneath and concealed extractor over. Space and plumbing for a washing machine, space for fridge/freezer, space for a dishwasher. Partially tiled walls, wood effect flooring. Radiator. Glass paned door to:

### **SUN ROOM**

Double glazed door and window combination unit to the front of the property. Double glazed French doors opening onto the garden. Radiator, wood effect flooring.

# **BEDROOM ONE**

Double glazed window to rear aspect. Radiator.

# **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

# **SHOWER ROOM**

Obscure side aspect double glazed window, fitted with a three piece suite comprising corner curved shower cubicle with electric shower, pedestal wash hand basin, close coupled WC with push button flush, tiled walls and flooring, heated towel rail.

# **EXTERIOR**

# **PARKING**

Parking for multiple vehicles on own driveway leading to:

### **GARAGE**

Via up and over door.

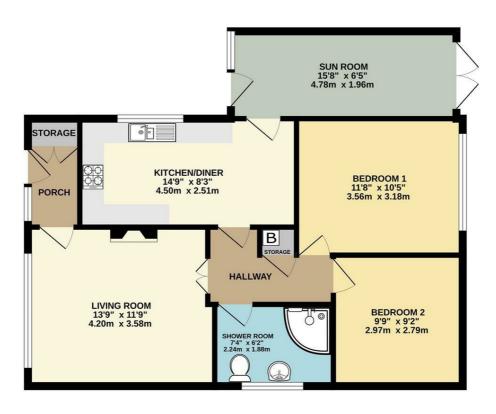
# **GARDEN**

The front garden is laid to lawn. To the rear there is a lawned section with two large patios. The gardens retain a good degree of privacy and somewhere to find sun or shade throughout the year.

# **SERVICES**

Mains gas, electricity, water and drainage.

# **GROUND FLOOR**

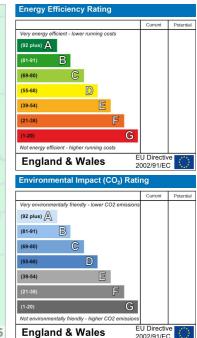


Whilst every attempt has been made to ensure the accuracy of the floorplain contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for flustrative purposes only and should be used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

# Area Map

# Puriton Down End Dunball Map data ©2025

# **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.











