









# 94 Puriton Park, Puriton, TA7 8BH £275,000

Natasha Howarth Estate Agents are delighted to offer for sale this nicely positioned semi- detached house which is situated on the outskirts of the popular village of Puriton which is approximately 4.5 miles North of Bridgwater.

This three bedroom home is situated in an elevated position on a very generous size plot.

The double glazed and centrally heated accommodation briefly comprises entrance porch, living room, dining room and kitchen to the ground floor. Upstairs there are three bedrooms and a family bathroom.

Outside there is ample parking to the front leading to the single garage and established front and rear gardens.

The rear garden is a particular feature and retains a good degree of privacy.

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 UPVC double glazed door to:

#### **PORCH**

Dual aspect obscure double glazed windows, radiator, cloaks storage, door to:

#### LIVING ROOM

Stairs rising to first floor. Double glazed window to front aspect. Feature fireplace with electric fire inset. Two radiators, dado rail. Opening to:

#### **DINING ROOM**

Double glazed French doors to the garden. Radiator, dado rail. Door to:

#### **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of matching wall, base and drawer units and roll top work surfaces over with one and a quarter bowl acrylic sink and drainer unit inset. Built in appliances to remain including electric oven with four ring hob and extractor over with splashback. Space for fridge, space and plumbing for a washing machine. Storage cupboard. Double glazed door to the garden.

#### **LANDING**

Double glazed obscure window to side aspect. Loft hatch. Airing cupboard. Doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator. Two built in wardrobes, dado rail.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator. Built in cupboards and dressing table with drawers. Dado rail.

### **BEDROOM THREE**

Double glazed window to front aspect. Radiator. Dado rail.

## **BATHROOM**

Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising panelled bath and mains shower over, pedestal wash hand basin and WC. Part tiled walls, heated towel rail.

## **EXTERIOR**

#### **PARKING**

On own drive to front for multiple vehicles leading to:

#### **GARAGE**

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

#### **FRONT GARDEN**

Open plan and laid to lawn.

#### **REAR GARDEN**

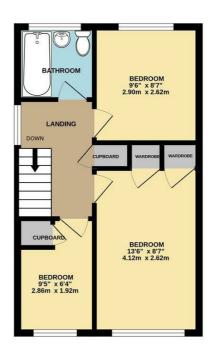
Fully enclosed. Large patio adjacent to house. Shaped lawn with established and well stocked flower and shrub borders.

#### **SERVICES**

Mains gas, electricity, water and drainage.

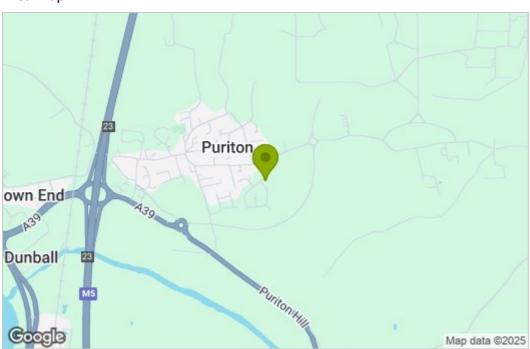
GROUND FLOOR 1ST FLOOR



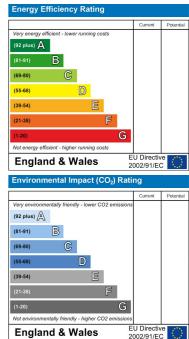


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

## 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.











