



**Orchard Close, Puriton Bridgwater TA7 8FQ**



**welcome to**

**Orchard Close, Puriton Bridgwater**

Fox & Son's Taunton are pleased to present this three-bedroom, end of terrace home in the sought after village of Puriton. This property benefits from being only a stones-throw away from J23 of the M5 Motorway. Beautifully presented throughout, this home would be well-suited to first-time buyers.





**Ground Floor**

**First Floor**

Total floor area 85.3 m<sup>2</sup> (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Hall**

**Ground-Floor Wc**

**Kitchen**

11' 5" Max x 7' 4" Max ( 3.48m Max x 2.24m Max )

**Lounge**

18' 4" Max x 14' 6" Max ( 5.59m Max x 4.42m Max )

**Conservatory**

11' 4" Max x 7' 10" Max ( 3.45m Max x 2.39m Max )

**Landing**

**Bedroom 1**

11' 5" Max x 9' 8" Max ( 3.48m Max x 2.95m Max )

**Ensuite Bathroom**

**Bedroom 2**

12' 8" Max x 7' 11" Max ( 3.86m Max x 2.41m Max )

**Bedroom 3**

12' 2" Max x 6' 3" Max ( 3.71m Max x 1.91m Max )

**Family Bathroom**

**Rear Garden**

**Parking**

welcome to

## Orchard Close, Puriton Bridgwater

- Close Proximity to J23 for the M5
- Beautifully Presented Throughout
- Council Tax Band: C
- Approx. 6 Years NHBC Remaining
- Parking for 2 Vehicles

Tenure: Freehold EPC Rating: B

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU108343](https://fox-and-sons.co.uk/Property/TAU108343)



Property Ref:  
TAU108343 - 0003

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