



58 Rowlands Rise
Puriton, Somerset, TA7 8BU

Brightest move

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Offers in Excess of £400,000



Brightestmove are delighted to offer for sale this nicely positioned detached house which is situated in a cul-de-sac position in the popular village of Puriton. This spacious home was extended by a previous owner and is situated on a generous size corner plot which measures approximately 0.2 of an acre overall. The centrally heated and double glazed accommodation briefly comprises hallway, living room, sitting room, kitchen/diner, utility room and shower room to the ground floor.

Upstairs there are four bedrooms and bathroom with an additional useful room into the eaves off the main bedroom.

The kitchen/diner and utility room were refitted a few years ago but otherwise the property is in need of updating.

Externally there is ample off street parking to the front and side as well as an integral garage.

A five bar gate beyond the driveway provides access to the side and rear gardens.

A large cedar cabin overlooks the outdoor swimming pool which is adjacent to the more formal gardens which are predominantly laid to lawn with established shrub borders and mature trees inset.



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.

An internal inspection is recommended to fully appreciate this spacious home which measures 168 square metres overall and is being sold with the added advantage of no onward chain.

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

SERVICES: Mains gas, electricity, water and drainage HEATING: Gas fired central heating system.

TENURE: Freehold COUNCIL TAX BAND: E



1ST FLOOR



Living Room 16' 09" x 14' 08" (5.11m x 4.47m)

Sitting Room 13' 02" x 11' 09" (4.01m x 3.58m)

Kitchen/Diner 17' 10" x 11' (5.44m x 3.35m)

Utility Room 8' 02" x 8' (2.49m x 2.44m)

Bedroom One 17' 07" x 13' 10" (5.36m x 4.22m) (Into eaves)

Store Room 13' 10" x 13' 07" (4.22m x 4.14m) (Into eaves)

Bedroom Two 13' x 11' (3.96m x 3.35m)

Bedroom Three 11' max x 10' (3.35m x 3.05m)

Bedroom Four 9' 06" x 6' 11" (2.9m x 2.11m)

Garage 21' 10" x 14' 01" (6.65m x 4.29m) (Integral)

Cabin 14' 08" x 12' 01" (4.47m x 3.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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