

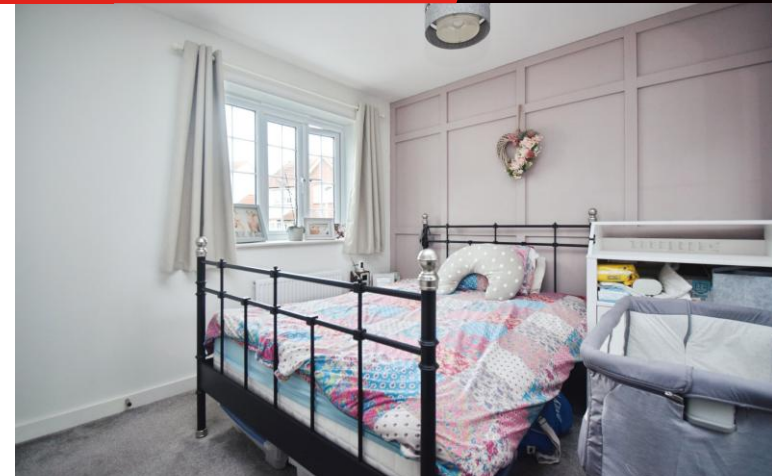


35 Orchard Close
Puriton, Somerset, TA7 8FQ

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£275,000



Situated in the popular village of Puriton, this attractive and modern three bedroom semi-detached home offers a superb blend of style, space, and versatility. Built in 2019 by Coln Developments, the property boasts a high-quality finish throughout and benefits from a converted garage, now offering a fully functional studio with additional storage, ideal for remote working, a creative space, or a guest suite.

Upon entering the property, you're greeted by a welcoming entrance hallway with cloakroom, leading into a bright and airy living room that offers a comfortable space for relaxation and family life. The kitchen at the front of the property comes with modern fitting, gas hob, electric oven and built in dishwasher.

Upstairs, the main bedroom is a generous double featuring built-in storage and a private en suite shower room, providing a touch of luxury. Two further bedrooms, one double and one single are served by a well-appointed family bathroom, finished in contemporary tiling and fittings.

A standout feature of this home is the garage conversion, which has been smartly divided to create a versatile studio space, ideal for home office use, a gym, hobby room or guest accommodation, plus a separate secure storage area to the rear, maintaining practical utility without compromise.



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.

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

TENURE: Freehold COUNCIL TAX BAND: C



Lounge Diner 19' 01" x 14' 07" (5.82m x 4.44m)

Kitchen 10' 08" x 7' 04" (3.25m x 2.25m)

Bedroom One 11' 05" x 9' 08" (3.48m x 2.95m)

Bedroom Two 12' 07" x 7' 10" (3.84m x 2.39m)

Bedroom Three 8' 09" x 6' 04" (2.67m x 1.93m)

Approximate Total Floor Area 84 Square Metres

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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