



34 Orchard Close
Puriton, Somerset, TA7 8FQ

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£275,000



Located in the sought-after village of Puriton, this modern three-bedroom semi-detached home perfectly modern design with spaciousness and practicality. Constructed in 2019 by Coln Developments, the property showcases a high-quality finish throughout which has been lovingly maintained, fitted with modern fittings such as an integrated dishwasher and fridge freezer in the kitchen and is neutrally toned throughout.

Upon entry, you are welcomed into the entrance hall, equipped with cloakroom and kitchen, featuring modern fittings such as integrated dishwasher and fridge freezer and ample storage. The spacious living room, with understair storage overlooks the rear garden, with a wood decking and lawn and access to the garage.

Upstairs, you are greeted with three bedrooms, main bedroom enjoying a modern en suite, a double bedroom and good sized single bedroom, finished with the family bathroom. The property itself boasts space, style and modern living and early viewings are highly recommended.



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



Living Room 18' 04" x 14' 07" (5.59m x 4.44m)

Kitchen 11' 06" x 7' 04" (3.51m x 2.24m)

Bedroom One 11' 05" x 11' 01" (3.48m x 3.38m)

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

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

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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