



31 Orchard Close
Puriton, Somerset, TA7 8FQ

Brightestmove

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£270,000



Nestled in the highly desirable village of Puriton, this contemporary three-bedroom semi-detached home effortlessly combines modern style with everyday comfort and practicality. Built in 2019 by Coln Developments, the property has been finished to an exceptional standard and has been beautifully maintained throughout with its clean, neutral décor and quality fixtures, including an integrated dishwasher and fridge freezer.

Upon entering, you are welcomed into a bright entrance hall that leads to a well-appointed kitchen featuring sleek cabinetry, ample storage, and integrated appliances. A convenient cloakroom is also situated on the ground floor. To the rear, the spacious living room provides a perfect setting for relaxing or entertaining, complete with understairs storage and patio doors opening onto a beautifully presented garden. The outdoor space offers a harmonious blend of lawn and a stylish wooden decked area.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from a contemporary en suite shower room, while the second double bedroom and generous single bedroom are served by a modern family bathroom.

This exceptional home combines space, sophistication, and thoughtful design, making it an outstanding opportunity for those seeking modern village living. Early viewing is 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.

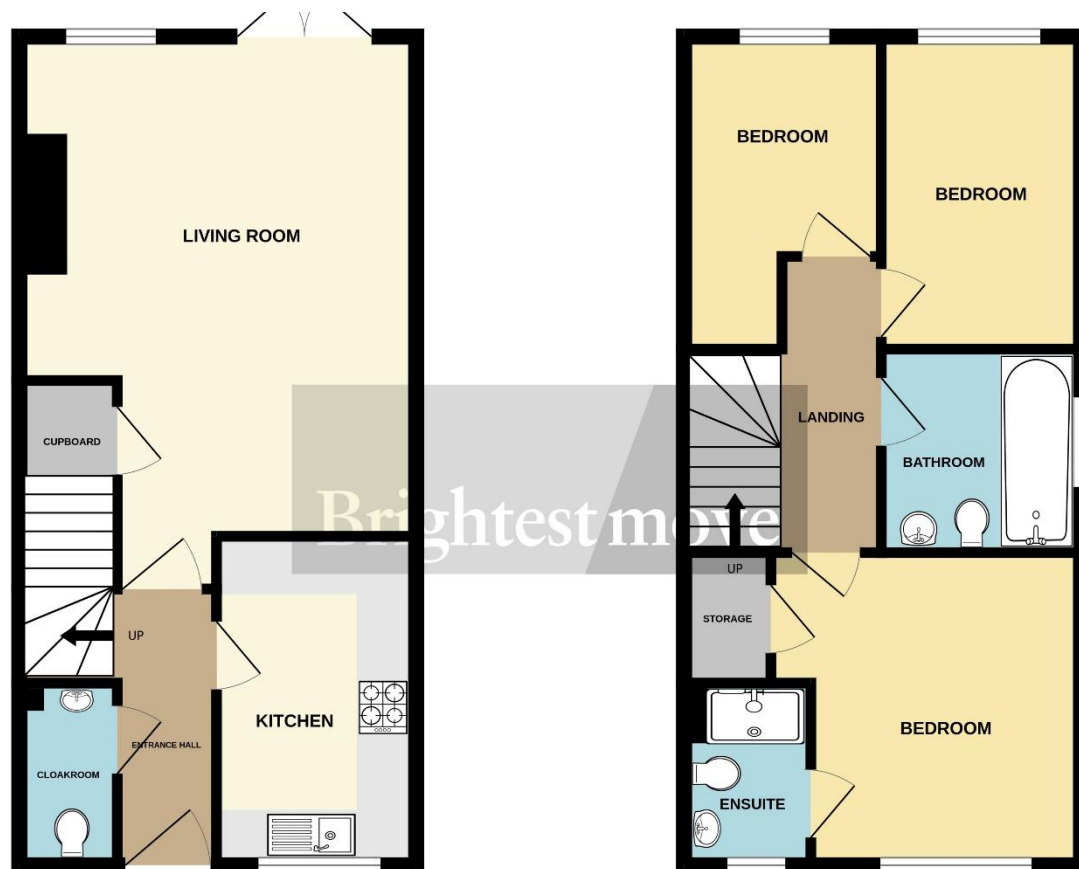
SERVICES: Mains gas, electricity, water and drainage

HEATING: Gas central heating

TENURE: Freehold

COUNCIL TAX BAND: C

ESTATE CHARGE: £109 paid every six months



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 12' 01" MAX x 6' 04" (2.67m x 1.93m)

All sizes are approx..

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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