



**Rowlands Rise**  
 Puriton, Bridgwater, TA7  
 £320,000 Freehold

			<b>TBC</b> EPC
4	2	1	

**Wilkie May & Tuckwood**

## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

A superbly presented and significantly extended semi-detached family home with driveway and a garage alongside. The house is situated in the highly desirable village of Puriton close to its excellent local primary school. The property benefits from gas central heating and double glazing.

- Highly desirable village location
- Superbly presented throughout
- Living room with front aspect
- Family/dining room
- Kitchen/breakfast room
- Bedroom 4/playroom/study downstairs
- Utility area with WC
- Three bedrooms
- Bathroom
- Garage and driveway
- Front and rear gardens

## THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor. To the right is a living room with a fireplace and wood effect flooring. The room is particularly light and airy, having a front aspect window. Beyond is a family/dining room again with wood effect flooring which leads into the kitchen/breakfast room with a range of matching light grey base and wall cupboards, worktops with built-in appliances including an oven, hob and hood along with a dishwasher and fridge/freezer. Also situated on this ground floor is utility area with WC, fourth bedroom/study/playroom which has direct doorway access to the rear garden.

On the first floor are three well proportioned bedrooms all with built-in cupboards or wardrobes together with a bathroom with a white suite comprising a bath, basin and WC.

Outside – At the front is a driveway which leads to a garage with metal up and over door. Alongside is a lawned garden with flowerbeds. At the rear is low maintenance garden on two levels comprising artificial lawn. The garden at the rear is relatively peaceful and private.

**LOCATION:** Situated in the village of Puriton with shops and services available and good access to the M5 motorway. The village has a busy community with sports centre, parish church, primary school, inn, post office, general store, butcher and hairdresser. From the village there are bus services to Street & Wells, Weston-super-Mare and Bridgwater. The M5 junction 23 is nearby and the bus service runs from the village in to the market town of Bridgwater. Bridgwater offers a full range of services of including retail, leisure and educational facilities. There are main line links at Bridgwater Railway Station and a daily coach to London Hammersmith from Bridgwater Bus Station.



## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Construction:** Traditional construction.

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** C

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 62Mbps download and 12Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with EE. Voice and data limited with Three. Voice only limited with O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk      **Surface water:** Low risk      **Reservoirs:** Unlikely      **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in July 2024.

**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**Tel: 01278 425195**

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