

GENERAL REMARKS AND STIPULATION

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

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TAI 4DY Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Council Tax Band: B

We recommend you check the risks on <u>https://www.gov.uk/check-long-terrm-flood-risk</u> Planning: Local planning information is available on <u>https://www.sdc.somerset.gov.uk/planning_online</u> Surface: Medium risk Reservoirs: Unlikely Flood risk: Rivers and seas: Very low risk Groundwater: Unlikely Mobile Phone Coverage: Voice and data both limited with EE, Three and Vodatone. Voice only available with O2. 1000Mbps download and 1000Mbps upload. We recommend you check coverage on <u>https://checker.ofcom.org.uk/</u> Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are:







3. No person in the employment of windows and other other othe IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that. I, the particulars are intended to give a fair and substantially correct overall description for the guidance of intending

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.

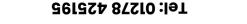
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

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 the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusions of the prospective buyer is available should be include regular monitoring of the otter acceptance of the scondage of contracts (in Scotland, conclusion of the Prospective buyer is available should be include regular monitoring of the otter acceptance of the otter acceptance of the scotland, contracts (in Scotland, conclusion of the the provisions of the prospective buyer is available should be included in the tunds required, and reporting such progress to the seller. 8. Financial Evaluation: Ba At the time that on 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

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.

We routinely reter potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services

n making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction



34 St Mary Street, Bridgwater, TA6 3LY

wilkie.co.uk









April Cottage

15 Downend Terrace, Downend Road, Puriton, Bridgwater, TA6 4TJ £267,500 Freehold



Wilkie May

Floor Plan



Ground Floor

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

This three bedroom cottage benefits from views over the fields, off-road parking and is served by gas fired central heating. The rear garden is in excess of 250'.

The dwelling has a wood burning stove and is well presented.

THE PROPERTY:

A door to the entrance porch which has tiled flooring and leads to the living room with a wood burner and a front aspect window. There is a kitchen which has been modernised with white fronted units, integrated fridge, recesses for domestic appliances and a larder unit. There is a substantial dining area with space for a table and chairs, two skylights and sliding patio door overlooking and accessing the rear garden. From the dining room is access to a utility cupboard which has plumbing for a washing machine and a gas boiler powering the domestic hot water and the central heating system. The cloakroom benefits from a WC and a wash hand basin.

Stairs to the first floor landing with a principal bedroom that has a fireplace and views over fields. The bathroom has a bath, shower cubicle, WC, wash hand basin, heated towel rail and a double glazed window.

Stairs to the second floor landing with two further bedrooms.

Outside – To the front is off-road parking for one vehicle. To the rear is a paved patio, further paved and gravelled area with a substantial cottage gardens, stretching to in excess of 250' in length along with a garden pond, greenhouse and a useful potting shed to the rear.

LOCATION:

Just a short distance from the popular Somerset village of Puriton, which has a busy community with Parish church, primary school, inn, post office, shop, general store and butcher. Conveniently located for junction 23 of the M5 and a bus service from the village runs to the market town of Bridgwater with its extensive range of amenities. Main line links are available from Bridgwater railway station along with a daily coach service to London.

- Three bedroom cottage with views
- Well presented throughout
- Over 16' living room with front aspect
- Kitchen
- Dining room over 27' with rear aspect
- Cloakroom downstairs
- Utility cupboard
- First floor: Bedroom and bathroom
- Top floor: Two bedrooms
- Gas fired central heating
- Off-road parking for one car
- Delightful cottage gardens over 250'



