



Puriton – £310,000 Freehold

Linda Saunders | Estate Agents



53 Rowlands Rise Puriton TA7 8BU

This is a wonderful opportunity to acquire this deceptively spacious and well presented two/three bedroom semi-detached bungalow complete with annexe and enjoying an open outlook onto farmland. The property is conveniently situated close to local schools and shops and is a popular residential area within this conveniently located village which provides easy access to the M5 motorway network.

The property briefly comprises; recently fitted modern kitchen with integrated appliances, dining room, lounge with new multi fuel burner, double bedroom, family bathroom and recently fitted conservatory to the ground floor, whilst to the first floor is a double bedroom with en suite shower room and a dressing room/bedroom three. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There is an extremely attractive garden and driveway and the real bonus of a versatile detached annexe with en suite shower room which has Air BnB or contractor accommodation potential.

ACCOMMODATION (All measurements are approximate)

Entrance Hall: Ornate PVCu double glazed main door with matching side panels and security lighting. Carpet tiled flooring, radiator, telephone point, double door storage cupboard housing gas and electric meters and fuse box unit, together with wall mounted Worcester combination boiler providing domestic hot water and central heating, and shelving.

Kitchen: 10'07" x 07'04". PVCu double glazed window and door to side aspect. There is a well equipped new modern kitchen with an extensive range of modern matching floor and wall mounted cupboards with black anthracite sink and drainer unit inset into complimentary square edged work surfaces with Moroccan influenced ceramic tiled splashbacks. Plumbing for dishwasher, Integrated automatic washing machine and fridge/freezer, Bosch electric oven/grill unit with ceramic hob and built in Zanussi microwave oven, and vinyl flooring.

Lounge: 16'0" x 12'0" maximum. PVCu double glazed window to front aspect, fireplace with recently installed multi fuel burner and slate hearth, radiator, TV aerial point, two wall lights, coving, archway through to: -

Dining Room: 15'03" x 08'11" including stairwell to first floor. Newly fitted sliding patio doors to rear aspect and opening into the recently installed conservatory, radiator, coving, and carpet as fitted.

Conservatory: 09'07" x 09'01". PVCu and half glazed with power, light and ceramic tiled flooring. Sliding patio doors opening onto the rear garden

Inner Hallway: With double door walk-in storage/cloak cupboard with further cupboards over, carpet tiled flooring and door to: -

Bedroom 2: 10'06" x 08'09". PVCu double glazed window to rear aspect and overlooking the garden, fitted wardrobes & drawer unit, coving, radiator and carpet as fitted.

Bathroom: PVCu double glazed window to side aspect, fitted modern white suite comprising panelled bath unit with PVCu cladding to walls, pedestal wash hand basin and low level WC with ceramic tiled splashback, radiator, coving, and vinyl flooring.

FIRST FLOOR

Master Bedroom: 15'02" maximum down to 08'09" x 13'08" maximum, with reduced headroom. PVCu double glazed window to rear aspect providing superb outlook over fields, range of bespoke built-in wardrobe units to one wall providing useful hanging space, access to roof void, radiator, telephone & TV aerial points, inset ceiling spotlight unit and laminate flooring.

Dressing Room/Bedroom 3: 07'05" x 06'0" plus door recess. PVCu double glazed window to rear aspect providing similar outlook to master bedroom, built-in vanity style dresser unit with drawers below with mirror over, Inset ceiling spotlights, electric wall heater, wall light unit, and laminate flooring.

En Suite Shower Room: Fully tiled with modern white suite comprising low level WC, pedestal wash hand basin, double shower cubicle with glazed courtesy screen and door, mains Mira shower unit, new vinyl flooring, built-in storage cupboard, electric heated chrome towel rail, inset ceiling spotlights and extractor unit.

OUTSIDE

To the front of the property the open plan gardens are mainly laid to lawn with several mature shrubs. Brick paved pathway and side driveway providing off-road parking with timber framed gate, outside tap and lighting. To the rear of the property is a superb, detached **STUDIO/ANNEXE** approximately 18'0" x 08'0" with PVCu double glazed doors to front and windows to side and lantern sky light to the roof, laminate flooring, electric radiator, telephone point, power and lighting. Door to **SHOWER ROOM** 07'09" x 05'08" with window to rear aspect, modern white suite comprising low level WC, vanity wash hand basin with storage cupboard below, heated chrome towel rail, fully tiled corner glazed shower cubicle with Mira electric shower unit over. (Please note: this unit has been converted from the former garage and is often used as an occasional En-Suite Bedroom facility for visitors and has Air BnB potential or contractor accommodation.) The rear gardens are also a particular feature of the property with a southerly aspect. There are various zones with a paved patio area adjacent to the bungalow with outside lighting, brick paved path steps up to seating area, pathway to further attractive lawn area with well stocked border, drying area and a large timber framed **SHED/WORKSHOP** approximately 18'0" x 07'0" with power and lighting.

Please Note: These are preliminary details as we are awaiting their approval from our vendor.

Council tax band: **C**

Local authority reference number **4107200530**

EPC Rating: **D 63**



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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