



Puriton – £190,000 Freehold

Linda Saunders | Estate Agents



12 Greenacres

Puriton

TA7 8FN

We are pleased to offer this modern three bedroom semi detached house situated on the outskirts of Puriton on a recently completed development and conveniently located for local amenities.

The accommodation briefly comprises; entrance hall, lounge, inner hall, guest cloakroom, kitchen/diner whilst to the first floor there are three bedrooms and bathroom. The property benefits from gas fired central heating and PVCu double glazed windows & doors. There are gardens to both the front & the rear of the property as well as a drive to the side and the property is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: Glazed door, stairs to first floor, radiator, door to: -

Lounge: 13'04" x 11'11" narrowing to 08'08". PVCu double glazed window to front aspect, radiator and carpet as fitted.

Inner Hallway: With large walk in understairs cupboard. vinyl flooring.

Cloakroom: Low level WC, pedestal wash hand basin and vinyl flooring.

Kitchen/Diner: 15'04" x 08'04". PVCu double glazed door and window to rear aspect, fitted with a range of eye and low level units, work surface with stainless steel sink and drainer with tiled splashbacks. Electric oven with gas hob and extractor over and space and plumbing for washing machine, radiator and vinyl flooring.

Landing: Doors to all rooms, radiator, loft hatch and carpet as fitted.

Bedroom 1: 13'02" max x 11'05" max. Two PVCu double glazed windows to front aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 2: 10'06" x 08'06". PVCu double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 3: 10'0" x 06'07". PVCu double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

Bathroom: PVCu double glazed window to side aspect, fitted with a three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mains shower over, tiled splashbacks, extractor fan, radiator, and vinyl flooring.

OUTSIDE

To the front is a small garden area laid to lawn. To the side is a personal access gate to the rear garden and a driveway providing parking for two vehicles. The rear garden is laid to lawn with a garden shed. The rear garden is fully enclosed.

EPC Rating: B 84

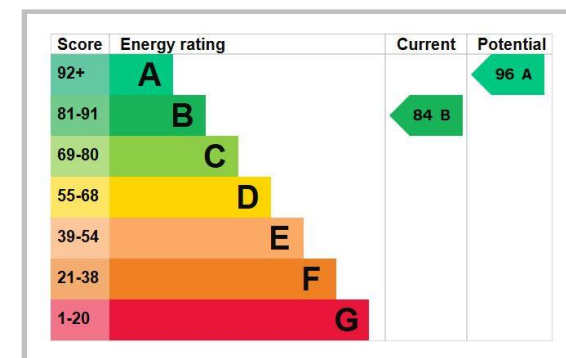
Council Tax Band: C

Local authority reference number: 4103900110

The property which is believed to have been built in 2018 is constructed of cavity walling under a pitch, tiled, felted & insulated roof.

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

The property will be 'staircased' to 100% ownership on completion.



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.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk

Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. **Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.**

OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

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.

L166 Printed by Ravensworth Digital 0870 112 5306

