



£299,950

At a glance...



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**holland
& odam**

81 Puriton Park
Puriton
Somerset
TA7 8BL

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street, proceed west on the A39 towards Bridgwater. After approximately ten miles you will arrive at the village of Bawdrip. At the traffic lights turn right, signposted M5, proceed up and over the hill. At the roundabout take the 3rd exit onto Enterprise Way and then left onto Hillside Road, continue along and take a right at the junction of Woolavington Road. Follow the road and take the 3rd right into Puriton Park, continue along passing the turning for Elm Lea Close. As the road bears around to the left, the property will be found after a short distance, also on the left hand side and will be easily identified by our For Sale board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Puriton is a well regarded village situated on the western end of the beautiful Polden Hills, popular for its walks and typical Somerset scenery. The village enjoys an active community and good range of facilities including a Post Office, Shop, Village Hall, Butchers, Hairdressers, Nursery, Preschool, Church and Primary School. A popular commuter village with easily accessible transport links including the M5 J23 just a few minutes' drive and train station in Bridgwater just 5 miles. Nearby market towns of Taunton and Bridgwater and the thriving village Street offer excellent employment opportunities and amenities.

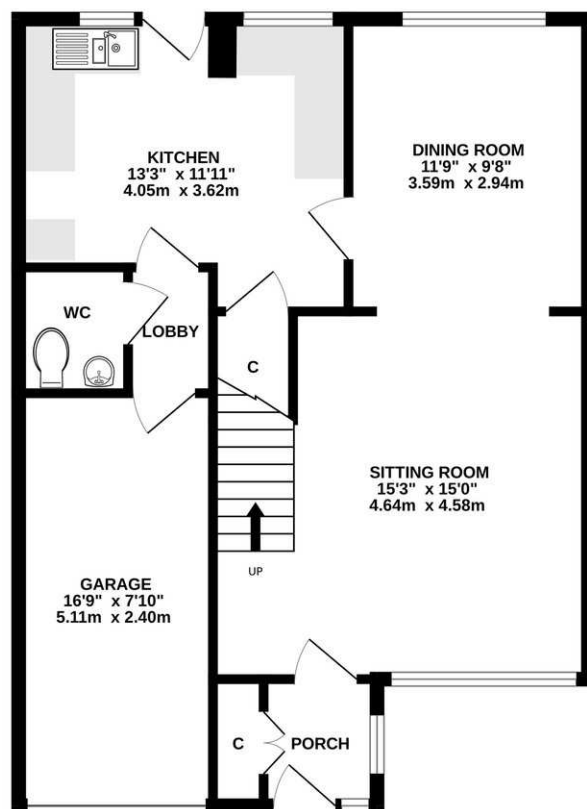
Insight

Offered for sale with no onward chain, this well maintained and neatly presented three-bedroom link-detached house is set within a well-established residential area of similar properties, making it an ideal purchase for a range of buyers.

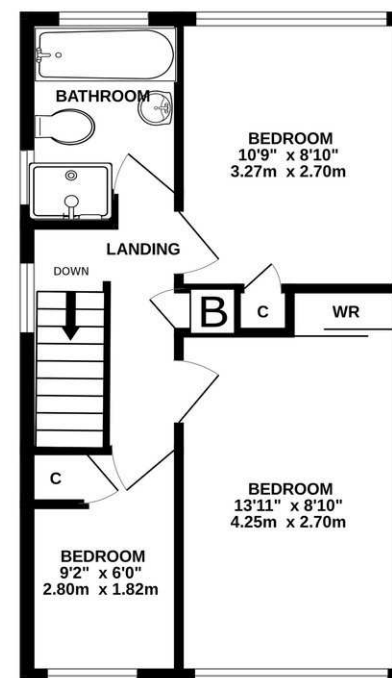
- Set within a quiet residential area, the property offers attractive kerb appeal with scope to extend, subject to the necessary planning permissions and consents.
- Offering a welcoming entrance porch with built-in storage for coats and shoes, a convenient ground floor cloakroom, and internal access through to the garage.
- An impressive, bright and airy sitting room, generously proportioned and flooded with natural light via a large front-facing window.
- A well-proportioned dining room offering ample space for a family-sized table and chairs, enjoying pleasant views over the rear garden.
- The Kitchen has been fitted with a comprehensive range of wall, base and drawer units, offering space for free-standing and under-counter appliances and enjoying direct access to the rear garden.
- Affording three bedrooms, two of which would be considered well-proportioned, all benefiting from built-in wardrobe or cupboard space.
- A neatly presented family bathroom fitted with a white suite comprising a bath, separate shower enclosure, wash basin, WC and heated towel rail.
- Enclosed rear garden featuring a generous patio, an area of lawn bordered by shrub-filled beds, and a garden shed providing useful storage.
- To the front is an area laid to lawn with ample driveway parking for multiple vehicles, leading to the garage fitted with an up-and-over door, power and lighting.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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