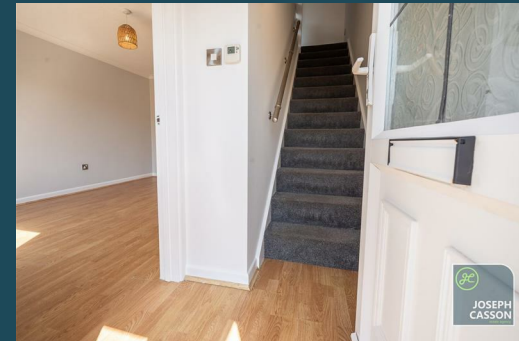


Riverton Road
Puriton
Bridgwater
TA7 8BP







£217,500

- Spacious Mid-Terraced Property
 - Two Bedrooms
 - One Bathroom
 - Living Room
 - Kitchen/Diner
 - Utility Room
- Front & Rear Gardens
 - Garage & Parking
- Gas Central Heating & Double Glazing
- No Onward Chain

NO ONWARD CHAIN. A spacious two-bedroom mid-terrace home in the heart of Puriton, recently redecorated and offering an ideal blank canvas for new owners. Benefiting from a lounge, kitchen/diner, utility room, enclosed low-maintenance rear garden, garage, and off-road parking.

Ideal for first-time buyers, investors, or those looking to downsize.

ACCOMMODATION

This double-glazed and gas centrally heated property briefly comprises an entrance hallway, lounge, kitchen/diner, and utility room to the ground floor. Upstairs, there are two bedrooms and a family bathroom, all accessed from the landing.

Externally, the property benefits from a landscaped front garden and an enclosed, low-maintenance rear garden with rear access. The property also benefits from a garage with off-road parking directly in front.

LOCATION

Puriton is situated approximately 3 miles north of the market town of Bridgwater. Junction 23 of M5 motorway is within a mile as is the A39. Puriton offers a wide range of local amenities including: a traditional Blue Lias stone parish church, primary school, local inn, sports centre, post office/village shop, butchers and hairdressers. Nearby is the Gravity Park a Smart Campus which is currently under construction.

Bridgwater offers a full range of facilities including retail, educational and, leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

Council Tax Band: B

UTILITIES

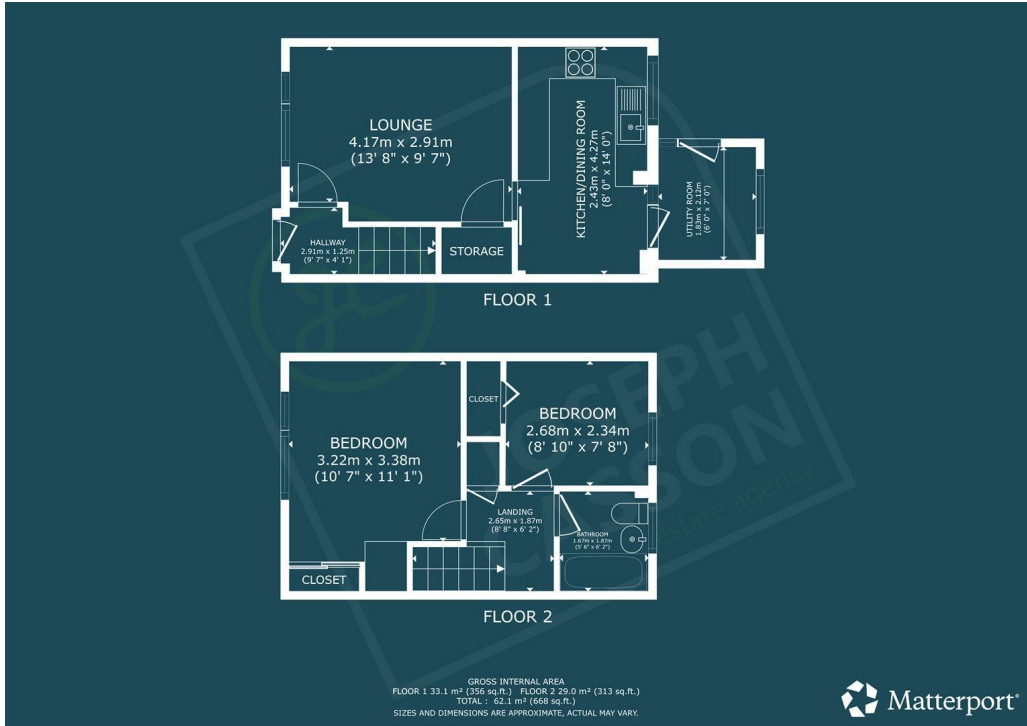
Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes





Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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