

Puriton Park
Bridgwater
TA7 8BH



JOSEPH CASSON
the estate agency your home deserves





£290,000

- Spacious Detached Property
 - Three Bedrooms
 - One Bathroom
 - Lounge/Diner
 - Kitchen
 - Conservatory
- Garage & Driveway
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
 - No Onward Chain

NO ONWARD CHAIN. Nestled within a peaceful cul-de-sac, this generously proportioned detached home offers an exciting opportunity for those looking to put their own stamp on a property.

Located in the highly desirable village of Puriton, the property benefits from a welcoming community atmosphere, local amenities, countryside walks, and excellent access to the M5—ideal for commuters or anyone seeking convenient links while still enjoying village living. With its combination of space, potential, and a sought-after setting, this home presents a fantastic chance to create something truly special.

ACCOMMODATION

This double-glazed, gas centrally heated home briefly comprises an entrance porch, hallway, cloakroom, lounge/diner, kitchen, and conservatory. Upstairs, there are three bedrooms and a bathroom, all accessed from the landing. Outside, the property benefits from a lawned front garden, a garage with driveway parking, and a mature rear garden.

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:

Council Tax Band: C

UTILITIES

Water supply: Mains

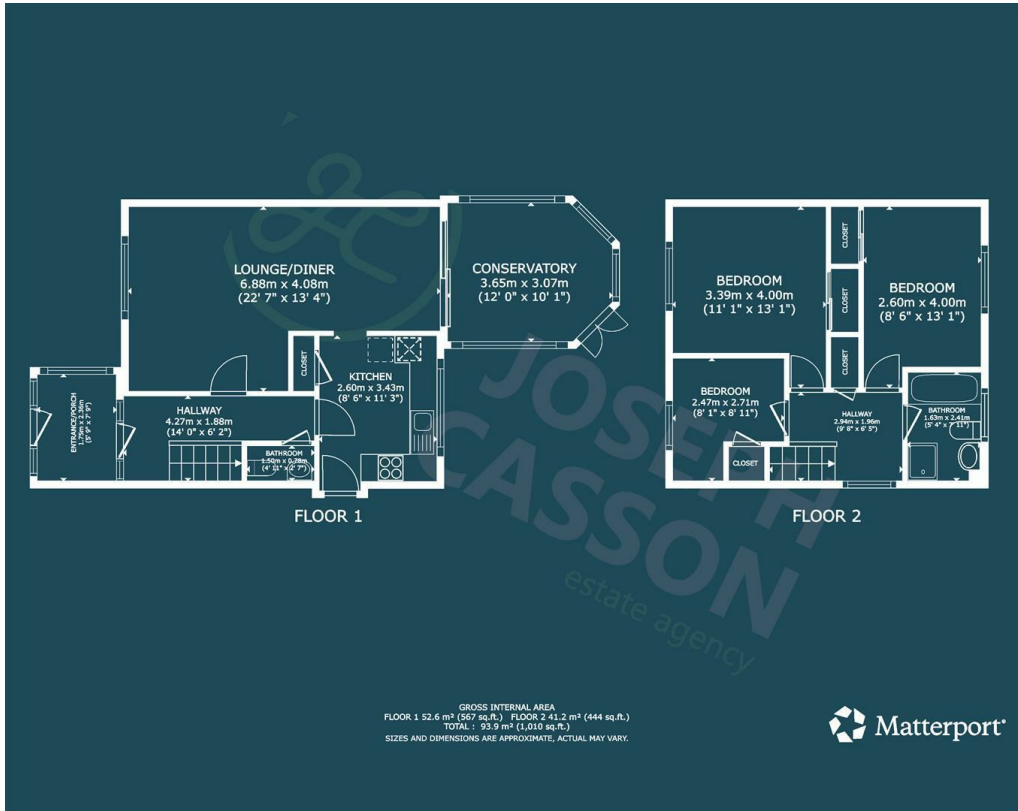
Sewerage: Mains

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

C

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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