

Greenacres  
Puriton  
Bridgwater  
TA7 8FN



  
**JOSEPH CASSON**  
the estate agency your home deserves





£390,000

- Modern Detached Family Home
- Constructed in 2019 by Taylor Wimpey
  - Four Bedrooms
  - Two Bathrooms
  - Lounge
- Open-Plan Kitchen/Dining Room
  - Utility Room & Cloakroom
  - Landscaped Rear Garden
  - Garage & Driveway
  - EPC Rating: B

Explore this stunning executive detached home, ideal for modern family living.

Located in the charming village of Puriton, it boasts a beautifully landscaped garden, garage, and driveway with scenic views of lush green space and an attenuation pond.

Constructed by Taylor Wimpey in 2019, it includes an NHBC guarantee for your peace of mind.

## ACCOMMODATION

This superb property benefits from gas central heating and double glazing, and briefly comprises: an entrance hallway, lounge, open-plan kitchen/dining room, utility room, and cloakroom to the ground floor. Arranged on the first floor and accessed from the spacious landing are four generously sized bedrooms, the primary bedroom also benefitting from an en-suite shower room. Outside, there is a landscaped rear garden with areas of patio and lawn. To the side is the driveway with parking for three vehicles, and a garage.

## 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: £449 per annum

EPC Rating: B

Council Tax Band: E

### UTILITIES

Water Supply: Mains

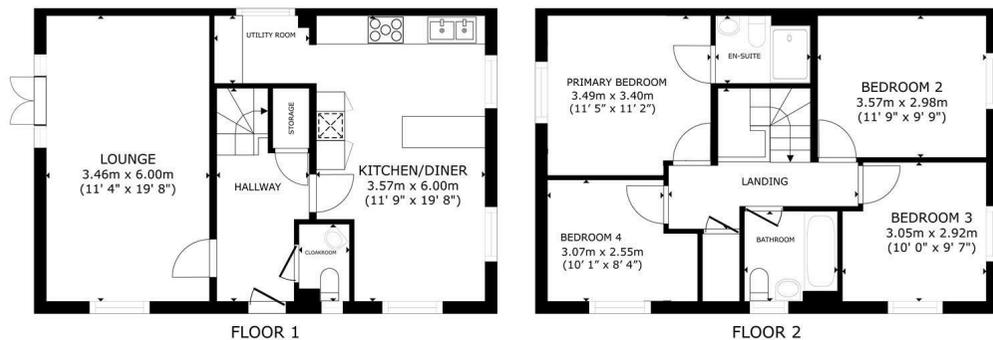
Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas





GROSS INTERNAL AREA  
 FLOOR 1 55.8 m<sup>2</sup> (600 sq.ft.) FLOOR 2 55.7 m<sup>2</sup> (600 sq.ft.)  
 TOTAL: 111.5 m<sup>2</sup> (1,200 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

### Council Tax Band

E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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