



GIBBINS RICHARDS 
Making home moves happen

6 Pear Tree Close, Puriton, Nr. Bridgwater TA7 8FP

£220,000

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* Well presented two bedroom semi-detached home * Popular village location * Private rear garden * Off road parking * Internal viewing highly recommended *

This well presented semi-detached home enjoys a cul-de-sac position within this popular village location and provides off road parking for two vehicles. The accommodation in brief comprises; entrance hall, downstairs WC, light and airy open plan kitchen/sitting and dining room areas, the kitchen being well equipped with built-in appliances. To the first floor there are two double bedrooms and family bathroom. Whilst there is a lovely and fully enclosed private rear garden including storage facility, patio, lawn section and a lovely raised sun deck.

Puriton is located approximately 4 1/2 miles from Bridgwater town centre and is within convenient reach of the M5 motorway at Junction 24 with great commuter links to Bristol, Exeter and London. Within the village there are a number of day to day facilities including post office, stores, butchers, primary school, playing fields, village hall, church etc. The A39 is close by providing access to Street and Glastonbury.

Tenure: Freehold / Energy Rating: B / Council Tax Band: B

Total floor area - 545 sq.ft. (50.7 sq.m.) approx.

Well presented semi-detached home

Cul-de-sac location

Private landscaped rear garden

Gas central heating

Double glazed windows

Off road parking

Perfect first time or investment home





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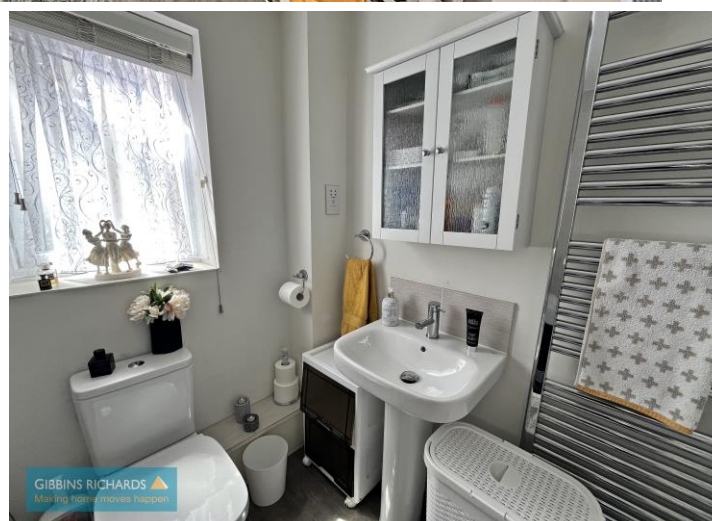
Entrance Hall	Door to;
Cloakroom	WC and wash hand basin.
Open Plan - Kitchen/Sitting/Dining Room	
Kitchen Area	11' 10" x 9' 2" (3.60m x 2.79m) integrated cooker and gas hob as well as a fridge/freezer unit, understairs storage cupboard.
Sitting/Dining Area	12' 6" x 12' 2" (3.81m x 3.71m) Stairs to first floor, French doors to rear garden.
First Floor Landing	Access to loft space.
Bedroom 1	11' 2" x 10' 6" (3.40m x 3.20m) Freestanding wardrobes and built-in storage cupboard.
Bedroom 2	10' 6" x 7' 7" (3.20m x 2.31m) (max) with freestanding triple wardrobes.
Bathroom	6' 7" x 5' 7" (2.01m x 1.70m) Modern three piece suite. Heated towel rail.
Outside	To the front of the property there is off road parking for two vehicles with side access leading to a fully enclosed and well landscaped rear garden, which benefits from a good degree of privacy.

AGENTS NOTE

The property is subject to an annual estate management fee of £200.00 payable to Andrews Leasehold Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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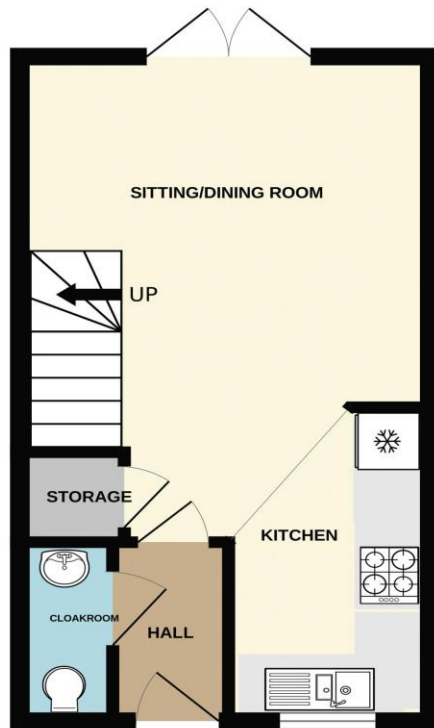


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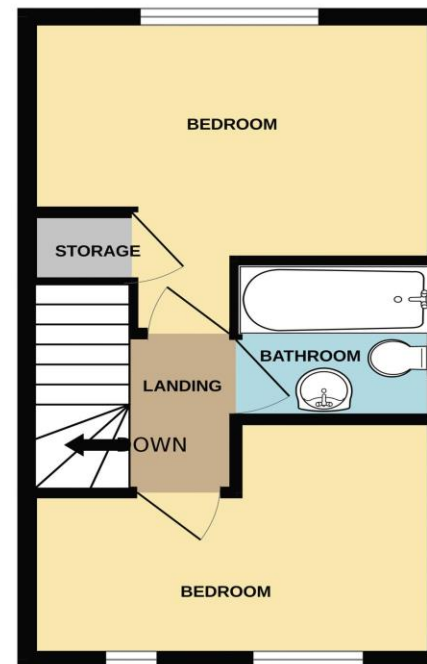


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GROUND FLOOR
277 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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