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 ESTATE AGENTS



65 Woolavington Road, Puriton, TA7 8BQ

£295,000

This spacious and well-presented family home has been considerably enhanced by a two-storey extension to the rear, creating generous and versatile accommodation arranged over two floors.

The ground floor features a comfortable lounge together with an impressive open-plan family, kitchen and dining area, creating a superb sociable heart to the home. The kitchen is fitted with a range of units, while the adjoining family and dining areas provide ample space for relaxing, everyday family life and entertaining. Doors open directly onto the rear garden, allowing plenty of natural light into the space. A useful ground-floor shower room completes the accommodation on this level.

To the first floor are four well-proportioned double bedrooms, served by a family bathroom, making the property particularly well suited to growing families or those requiring additional space for guests or home working.

Outside, the property enjoys an attractive and established rear garden with a raised patio area ideal for outdoor dining and entertaining. Steps lead down to a further landscaped area surrounded by mature trees, shrubs and planting, providing a good degree of privacy. A timber summerhouse provides a versatile additional space, ideal for relaxing, hobbies or home working.

Further benefits include gas central heating and double glazing.

Puriton is a popular and well-established village situated on the western edge of the Polden Hills, approximately 3.5 miles north-east of Bridgwater. The village offers a good range of everyday amenities including a primary school, Post Office/village store, traditional inn, butcher, village hall, sports centre and church, together with numerous footpaths providing access to the surrounding countryside.

The village is also particularly convenient for commuters, with Junction 23 of the M5 close by, providing excellent road links to the wider region.

ENTRANCE

Via double glazed door to:

ENTRANCE PORCH

Glazed door to:

ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Doors to shower room and family room.

LOUNGE

Dual aspect double glazed windows. Radiator.

SHOWER ROOM

Fitted with a two piece suite comprising shower cubicle with shower over. 2 in 1 WC and sink. Partially tiled walls.

FAMILY ROOM

Double glazed window to side aspect. Radiator. Under stairs cupboards. Opening to kitchen/ diner. Opening to lounge.

DINING ROOM

Radiator. Double glazed French doors to the garden and opening up to the kitchen.

KITCHEN

Rear aspect double glazed window. Fitted with a matching range range of wall, drawer and base units with work surfaces and sink and drainer unit inset. Newly fitted integrated oven and grill, gas hob, integrated dishwasher. Space for fridge/ freezer and space and plumbing for a washing machine and additional appliance. Tiled splashbacks. Skylight.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator. Built in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect. Radiator. Built in wardrobe.

BEDROOM FOUR

Double glazed window to side aspect. Radiator.

BATHROOM

Double glazed obscure windows to side aspect. Fitted with a white three piece suite comprising panelled bath with shower over and glass screen. Wash hand basin and WC. Heated towel rail. Partially tiled walls.

LANDING

Double glazed window to side aspect. Airing cupboard. Loft hatch. Doors to bedrooms and bathroom.

EXTERIOR

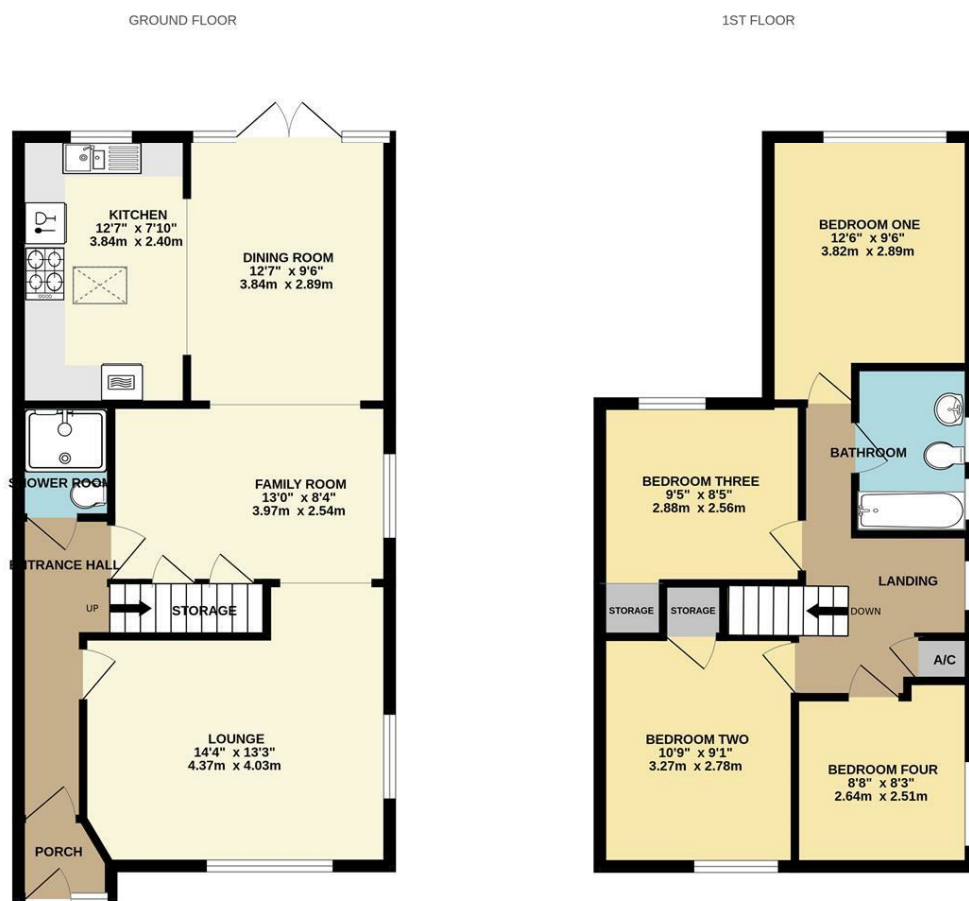
GARDEN

The rear garden offers a private and established outdoor space, featuring a raised patio ideal for seating and entertaining, with steps leading down to a further landscaped area surrounded by mature trees, shrubs and planting. A timber summerhouse provides a versatile additional space, ideal for relaxing, hobbies or a home office. Timber side gate leading to the front of the property.

SERVICES

Mains gas, electricity, water and drainage.

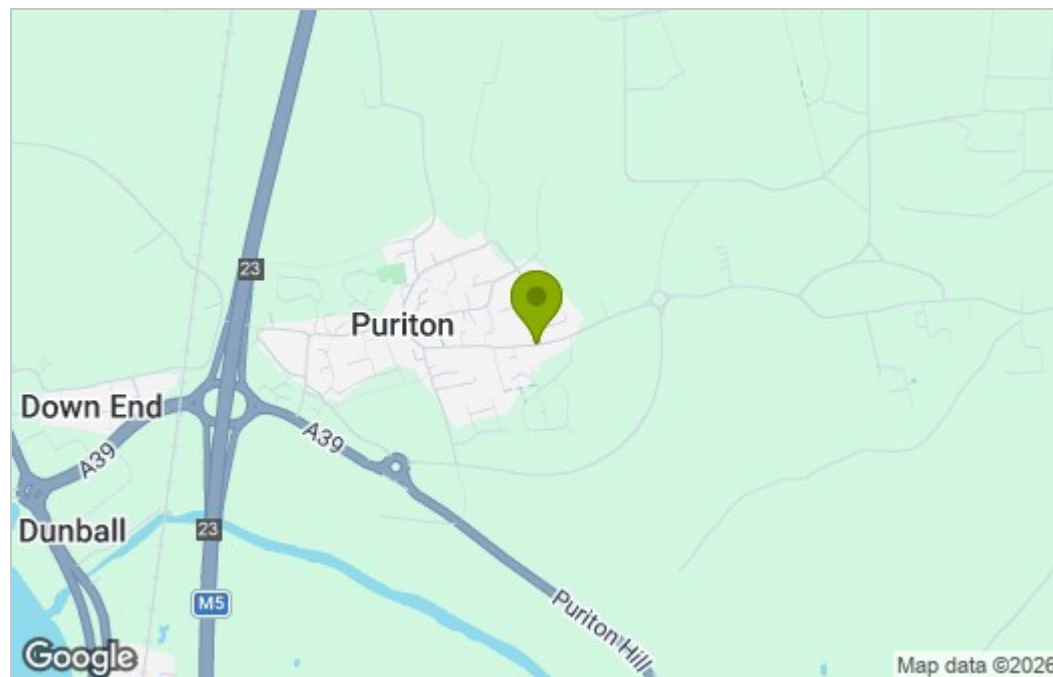
Floor Plan



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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.