



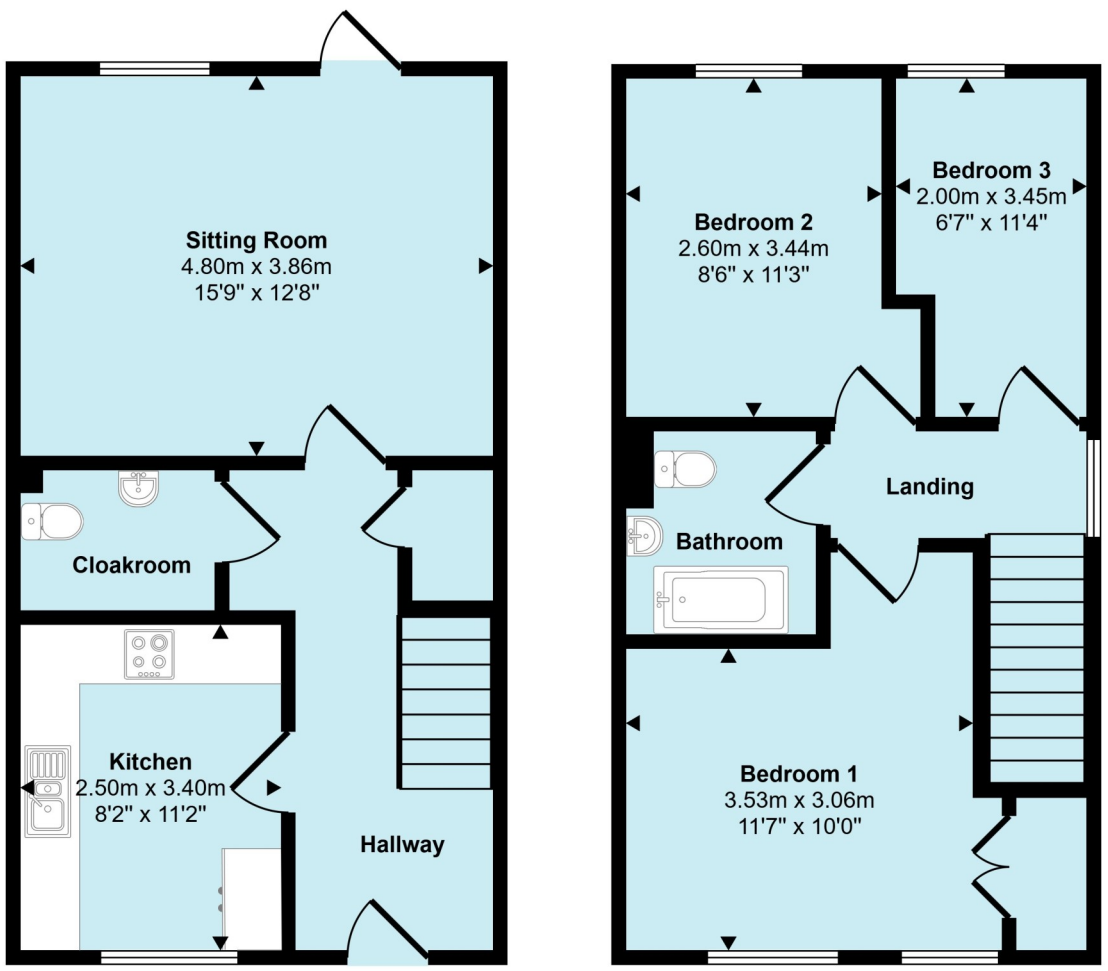


Greenacres
Puriton, Bridgwater, TA7
£250,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Ground Floor First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Description

Greenacres is a modern three bedroom semi-detached property benefitting from three parking spaces and sits in a quiet cul-de-sac location within the village of Puriton.

- Popular village location
- Three bedroom house
- Sitting room with access to rear garden
- Well presented throughout
- Low maintenance rear garden
- Off-road parking for three cars
- Viewings come highly recommended
- Excellent motorway links

THE PROPERTY:

The accommodation comprises an entrance hall, cloakroom, sitting room - which opens to the low maintenance garden - and a kitchen with wall and base units and space for appliances.

To the first floor are three bedrooms complemented by a family bathroom.

The property is very well presented throughout and would make a perfect family home.

Outside – To the front of the house is off-road parking for three cars. The garden to the rear has been designed with low maintenance in mind with two patio areas and a useful side entrance ideal for a shed and housing the waste.

A viewing of the dwelling comes highly recommended to fully appreciate its position within the village.

LOCATION:

Situated in the popular Polden Hill village of Puriton with shops and services available and good access to the M5 motorway. The village has a busy community with sports centre, parish church, primary school, inn, post office, butcher/general store and hairdresser. From the village there are bus services to Street and Wells, Weston-super-Mare, Bridgwater and Taunton. The M5 junction 23 is nearby. Bridgwater offers a full range of services of including retail, leisure and educational facilities. There are main line links at Bridgwater Railway Station and a daily coach to London Hammersmith from Bridgwater Bus Station.





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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.
Ground rent: £32 per month - please note there may be a yearly increase.
Construction: Timber frame.
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY
Council Tax Band: C
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps download and 220Mbps upload. We recommend you check coverage on Mobile and Broadband checker - Ofcom
Mobile Phone Coverage: Voice and data available with EE and Three.
Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on Check the long term flood risk for an area in England - GOV.UK (www.gov.uk)
Planning: Local planning information is available on Planning Online (somerset.gov.uk)







IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in November 2026

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable,

if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services.
In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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