Natasha Howarth

ESTATE AGENTS

13 Downend Terrace Downend Road, Puriton, TA6 4TJ

£350,000

A rare opportunity to acquire this substantial and highly versatile home, offering an exceptional amount of living space in a convenient semi-rural position at Downend, on the outskirts of Bridgwater. With four/ five bedrooms, multiple reception rooms, study, a detached garden studio and a particularly generous rear garden, this individual property offers tremendous flexibility for larger families, home workers or those simply looking for space to grow.

The ground floor offers an abundance of living space, beginning with an entrance hall and continuing through a sitting room, lounge, dining room, living room and bar area. A kitchen, separate utility room and cloakroom complete this level.

Two staircases provide access to the upper floors, where four/ five well-proportioned bedrooms are complemented by an additional study room, ideal for those requiring dedicated home-working space. A family bathroom and separate shower room serve the bedrooms.

Outside, the property continues to impress. A private driveway provides off-road parking for two vehicles, while to the rear is a particularly generous, established and landscaped garden. Positioned towards the rear boundary is a useful detached studio, providing additional space for hobbies, working from home or other uses.

Downend is a desirable part of Puriton, surrounded by countryside yet conveniently placed for everyday amenities. A pedestrian bridge provides access across the motorway to the main part of the village, while the property is also well positioned for Junction 23 of the M5 and the nearby Hinkley Point C Park & Ride.

Offered to the market with no onward chain, this distinctive property combines considerable floor space, flexible accommodation, a large garden and excellent transport connections, presenting a rare opportunity for buyers seeking a home with genuine versatility.

ENTRANCE
Double glazed door to:

ENTRANCE PORCH
Door to:

SITTING ROOM
Double glazed window to front aspect. Feature fireplace with electric fire inset. Radiator. Doors to kitchen and lounge.

KITCHEN
Window looking into the living room. Fitted with a matching range of wall, base and drawer units with work surfaces over and sink and drainer unit inset. Integrated fridge and freezer. Integrated oven and grill with hob over. Tiled flooring. Stairs rising to the first floor. Opening to the living room.

LIVING ROOM
Double glazed patio doors to the garden. Radiator. Built in cupboard. Walk through to the utility, W.C and dining room.

UTILITY ROOM
Double glazed window to rear aspect. Worksurface over with space and plumbing for a washing machine beneath. Belfast sink. Radiator.

W.C
Fitted with a two piece comprising a W.C and wash hand basin. Radiator.

DINING ROOM
Double glazed French doors opening onto the garden. Two skylights, radiator. Double doors to additional reception room.

RECEPTON ROOM
Stairs rising to the first floor. Built in storage. Bar area. Feature fireplace with electric fire inset.

LOUNGE
Double glazed window to rear aspect. Feature fireplace with electric fire inset. Radiator. Built in storage.

BEDROOM ONE
Double glazed window to front aspect. Built in cupboard. Radiator.

SHOWER ROOM
Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising large walk in shower cubicle with mains shower over. Pedestal wash hand basin and W.C. Radiator.

BEDROOM TWO
Double glazed window to front aspect. Built in wardrobes, dressing table and additional storage. Radiator.

BATHROOM
Double glazed obscure window to rear aspect. Fitted with a four piece suite comprising corner bath, shower cubicle with mains shower over. Pedestal wash hand basin and W.C.

STUDY ONE
Double glazed window to rear aspect. Built in wardrobes and cupboards. Radiator. Door to study two.

BEDROOM THREE
Double glazed window to front aspect. Radiator. Built in cupboard.

STUDY TWO
Dual aspect double glazed windows. Radiator. Opening to bedroom three.

BEDROOM FOUR
Double glazed window to front aspect. Radiator.

LOFT ROOM
Velux window. Eaves storage.

EXTERIOR

PARKING
On own driveway for two vehicles.

GARDEN
The property enjoys a particularly substantial rear garden, which has been thoughtfully established and landscaped over time, creating a wonderfully mature and varied outdoor space. The garden features an abundance of established flowers, shrubs and trees, together with pathways and areas ideal for planting and enjoying the surroundings. There is also a useful garden shed and, positioned towards the rear boundary, a versatile studio, providing excellent additional space for a home office, hobby room or workshop. Overall, the garden is a real feature of the property and offers an impressive amount of outside space.

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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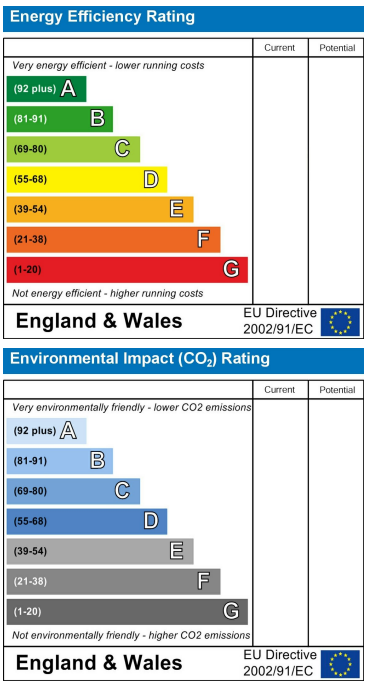
Area Map

Energy Efficiency Graph



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.

01278 574562 07710 392220
sales@nhowarthestateagents.co.uk
www.natashahowarthestateagents.co.uk