



36 Orchard Close  
Puriton, Somerset, TA7 8FQ

**Brightest** move

# Brightest move

£270,000



Situated in the highly desirable village of Puriton, this modern three-bedroom semi-detached home perfectly blends contemporary design with space and practicality. Built in 2019 by Coln Developments, the property offers a high-quality finish throughout, has been meticulously maintained, and features modern additions such as an integrated dishwasher and fridge freezer.

Upon entering, you are welcomed by an entrance hall leading to a cloakroom and a well-appointed kitchen, complete with integrated appliances and ample storage. To the rear, the spacious living room benefits from understair storage and overlooks the garden, which features a combination of lawn and decking, along with access to the garage.

Upstairs, the property offers three bedrooms, including a principal bedroom with a contemporary en suite, a further double bedroom, and a well-proportioned single room, all served by a modern family bathroom. Combining style, comfort, and practicality, this home is ideal for modern living, and early viewing is highly recommended.



The village of Puriton provides excellent M5 access for the commuter as well as local amenities including Village Hall, primary school, shops, post office and public house.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains gas, electricity, water and drainage      HEATING: Gas central heating

TENURE: Freehold      COUNCIL TAX BAND: C



**Living Room** 11' 05" x 7' 04" (3.48m x 2.24m)

**Kitchen** 18' 02" x 14' 07" (5.54m x 4.44m)

**Bedroom One** 11' 05" x 11' 02" (3.48m x 3.4m)

**Bedroom Two** 12' 06" x 7' 11" (3.81m x 2.41m)

**Bedroom Three** 11' 05" x 6' 04" (3.48m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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