



£245,000

At a glance...



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**holland
& odam**

12 Manse Lane
Puriton
Somerset
TA7 8BN

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street, proceed west on the A39 towards Bridgwater. After approximately ten miles you will arrive at the village of Bawdrip. At the traffic lights turn left, signposted M5, proceed up and over the hill. At the roundabout take the 3rd exit onto enterprise way and then left into Hillside Road. Continue down the hill and upon reaching the end of the road, take a right hand turn onto Woolavington Road. Follow the road along and take the next right into Manse Lane. Number 12 will be found after a short distance, on the right

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Puriton is a well regarded village situated on the western end of the beautiful Polden Hills, popular for its walks and typical Somerset scenery. The village enjoys an active community and good range of facilities including a Post Office, Shop, Village Hall, Butchers, Hairdressers, Nursery, Preschool, Church and Primary School. A popular commuter village with easily accessible transport links including the M5 J23 just a few minutes' drive and train station in Bridgwater just 5 miles. Nearby market towns of Taunton and Bridgwater and the thriving village Street offer excellent employment opportunities and amenities.

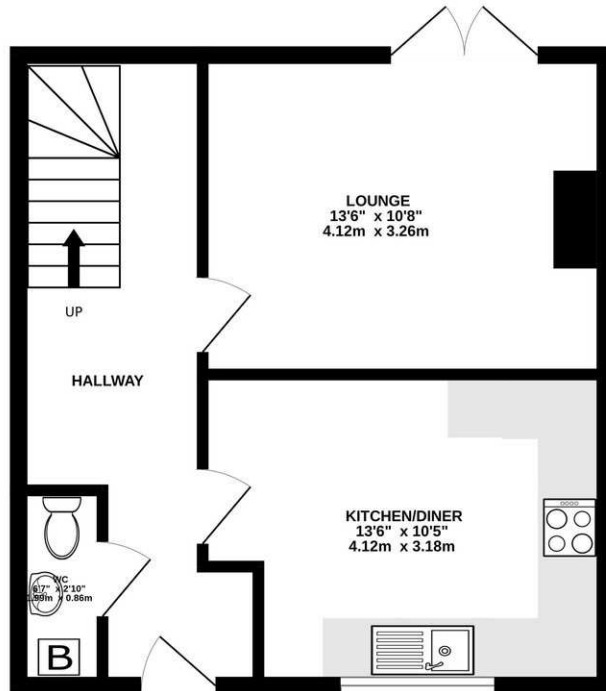
Insight

This well-presented three-bedroom home offers a practical layout suited to family living. It features a well-appointed kitchen/diner, a bright lounge opening onto the garden and three bedrooms. Making it an ideal choice for those seeking comfort and convenience in a popular residential setting, close to the M5 and Gravity Enterprise Park.

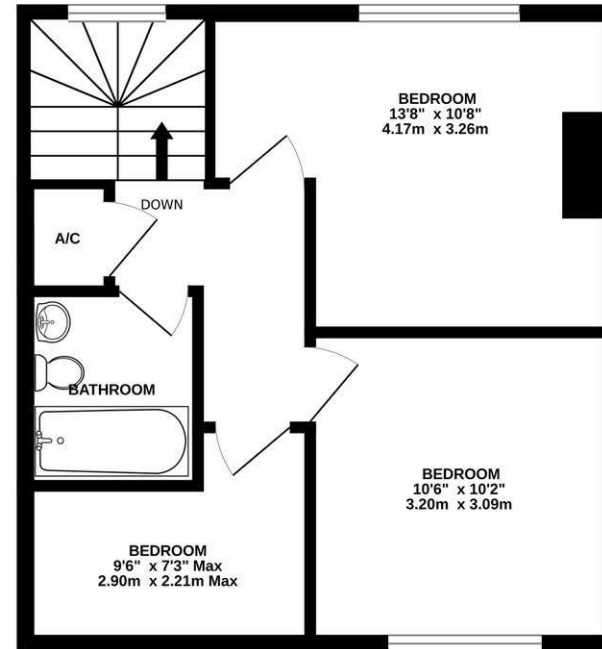
- A welcoming entrance hall offering ample room for coats and shoe storage, together with a convenient ground floor WC fitted with a modern white suite.
- Enjoying a good size, light and airy reception room with French doors that open directly onto the rear garden, ideal for entertaining or relaxing.
- Beautifully fitted kitchen with sleek grey wall, base and drawer units, wood-effect worktops, built in oven and hob, and integrated dishwasher. Complemented by ample space for a family dining table.
- Affording three bedrooms, two would be considered well-proportioned doubles and a large single, ideal as a nursery or home office.
- Stylishly presented with tiled walls, a white suite including bath with shower over, WC, and wash hand basin set into modern vanity storage.
- Fully enclosed and private garden featuring a patio extending from the rear elevation, with steps leading up to a further seating terrace and an area of lawn. Perfect for enjoying alfresco dining.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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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