



Orchard Close
 Puriton, Bridgwater, TA7
 £385,000 Freehold

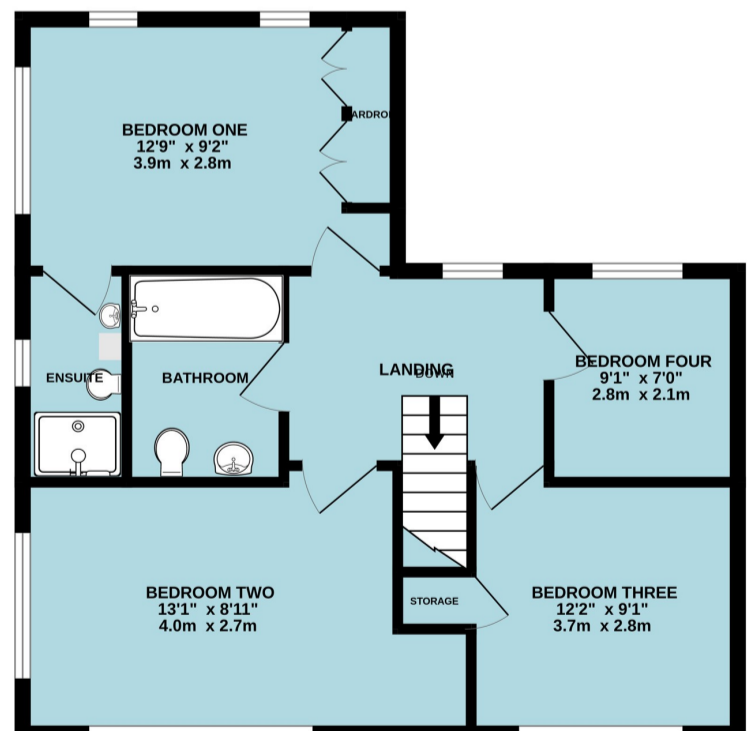
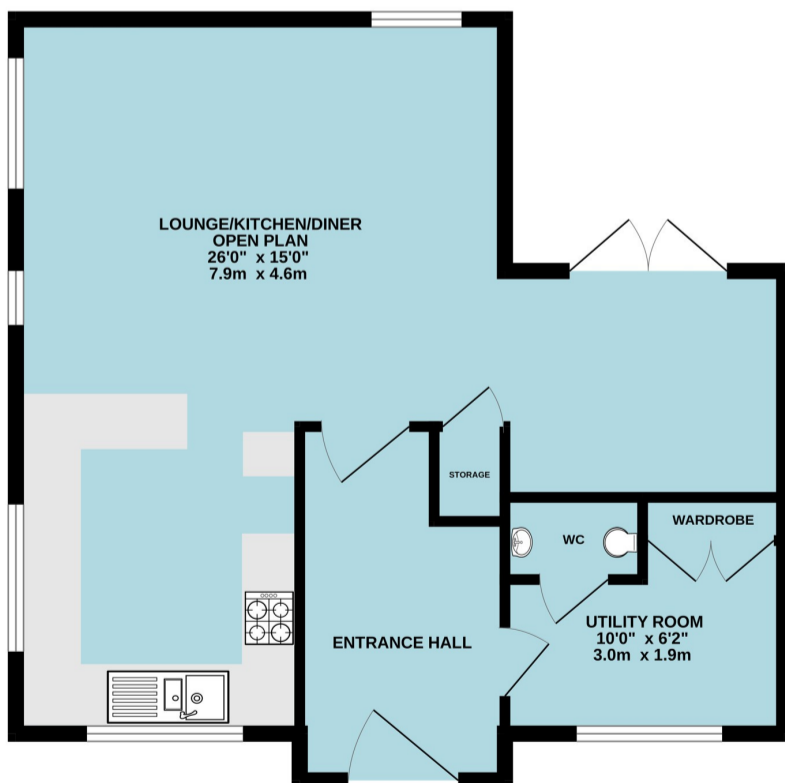
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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR

1ST FLOOR



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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Description

The property is an immaculate four bedroom detached family home set in the heart of a local popular village benefitting from close proximity to the school, off-road parking for two cars and plenty of storage.

- Four bedroom detached home
- Set in popular village of Puriton
- Open plan living downstairs
- Modern fitted kitchen
- Good sized utility room
- En-suite to principal bedroom
- Family bathroom
- Rear garden with decking and patio
- Off-road parking for two cars
- Close proximity to village amenities
- Short drive to Bridgwater
- Junction 23 to M5 nearby

THE PROPERTY:

Orchard Close is a beautifully presented and very stylish four bedroom detached family home set in the village of Puriton with open plan living and off-road parking for two vehicles.

The accommodation comprises a spacious entrance hall with stairs leading to the first floor. There is a large open plan kitchen and dining area with the kitchen being light and airy and benefitting from a good range of integrated modern appliances. The lounge area is very spacious and leads to a further dining room area with doors opening onto the modern decking with the rear garden beyond. There is a good size utility room with a useful cloakroom having additional storage.

To the first floor there are four bedrooms, three being of a very generous size with the principal bedroom benefitting from an en-suite and built-in wardrobes. These are complemented with a large size family bathroom.

Outside to the front of the property there is a garden predominantly laid to lawn with off-road parking. The garage has been converted to the rear to house a hot tub (the hot tub is now included in the selling price) with the front of the garage being useful storage. At the rear are bi-folding doors opening to the garden. Along

with the decking is a patio and a lawned area.

A viewing of this accommodation comes highly recommended not only to appreciate the style of this house but also its position within the village and proximity to the local school.

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 and Bridgwater. The M5 junction 23 is nearby and the bus service runs from the village into the market town of Bridgwater. 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.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800 Mps download and 220 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with variable outdoor coverage outdoors and low coverage indoors with O2 and Vodafone, good outdoor coverage and limited indoor with Three and good indoor and outdoor coverage with EE.

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 \(somerset.gov.uk\)](#)

WM&T



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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:

5. Financial Evaluation: 5a 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. 5b 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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