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ESTATE AGENTS



60 Puriton Park, Bridgwater, TA7 8BJ

**£395,000**

An opportunity to purchase this exceptional and extended four bedroom detached house which is in a show home condition throughout. The real show stopper is the beautiful kitchen/ diner opening onto the family room which overlooks the lovingly maintained garden.

Located on the outskirts of the popular village of Puriton the property provides a well proportioned family residence with great attention to detail!

Originally a three bedroom home the present vendors have extended the property both to the front, rear and upstairs to create a fourth bedroom.

In brief the property comprises entrance porch, hallway, lounge, kitchen/ diner, family room, cloakroom and utility to the ground floor. To the first floor are four bedrooms with ensuite shower room and a four piece family bathroom.

This appealing family home has parking to the front, a garage and a good size garden.

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.

An internal inspection is highly recommended to fully appreciate this village home.

### Entrance

Via UPVC double glazed door to:

### Porch

Built in storage, radiator, door to:

### Hall

Stairs rising to first floor, door to:

### Lounge

Front aspect double glazed window. Feature fireplace with gas fire inset. Built in under stairs storage. Two radiators, door to:

### Kitchen/ Diner

Two double glazed windows to rear aspect. Fitted with light grey matching wall, base and drawer units and work surfaces over with one and a quarter bowl sink and drainer unit inset with mixer tap over. Integrated oven and grill, integrated induction hob with splashback. over, Space for fridge/ freezer, integrated dishwasher, splash backs. Radiator. Mounted wood burner. Double doors to the conservatory. Walk way to cloakroom and utility area.

### Cloakroom

Double glazed obscure window to rear aspect. Fitted with a two piece suite comprising close coupled WC and wash hand basin. Radiator.

### Utility Area

Wall of built in cupboards. Space and plumbing for a washing machine and tumble dryer over. Double glazed door to the garden.

### Family Room

Dual aspect double glazed windows with French doors opening on to the garden. Radiator.

### Landing

Loft hatch. Radiator. Doors to bedrooms and bathroom.

### Bedroom One

Front aspect double glazed window. Radiator, door to:

### Ensuite

### Bedroom Two

Front aspect double glazed window. Radiator.

### Bedroom Three

Rear aspect double glazed window. Radiator. Built in double wardrobe and airing cupboard.

### Bedroom Four

Front aspect double glazed window. Cupboard, radiator.

### Bathroom

Obscure rear aspect double glazed window. Fitted

with a four piece white suite comprising panelled bath with shower attachments, shower cubicle with shower over, pedestal wash hand basin and close coupled WC,. Heated towel rail.

### Exterior

### Parking

For multiple vehicles on own driveway.

### Garage

Up and over door. Power and light connected.

### Garden

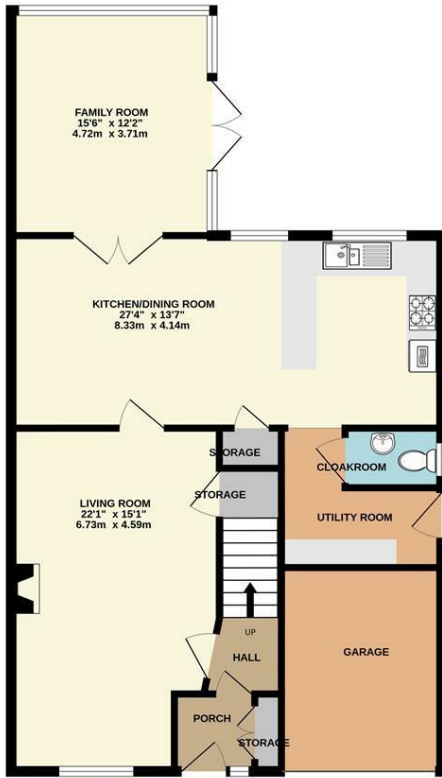
Fully enclosed via timber fencing. Patio adjacent to property. Mainly laid to lawn. Timber pedestrian gates to both sides of property leading to the front. Pergola to rear of the garden. Timber shed on hardstanding to remain.

### Services

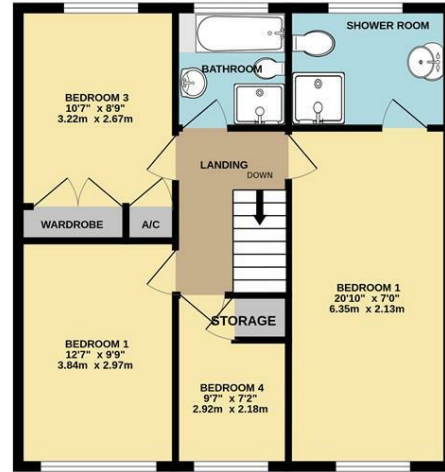
Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR



1ST FLOOR

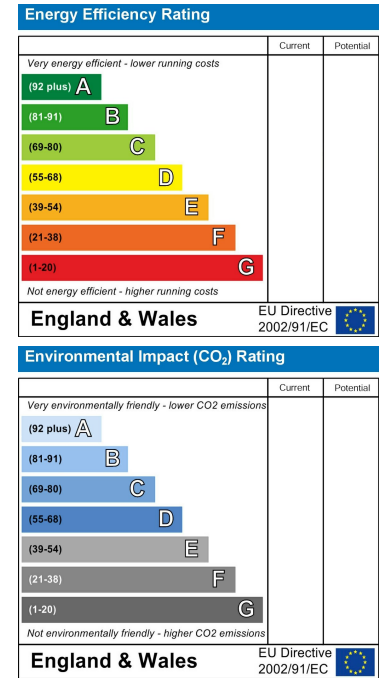


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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.