



**15 Downend Terrace Downend Road, Puriton, TA6 4TJ**

**£267,500**

A beautifully presented three bedroom characterful cottage on Downend Terrace, Puriton. This three bedroom property stands in a very pleasant location enjoying an open aspect to the front and convenient for the M5 motorway, being approximately  $\frac{1}{4}$  mile from its nearest junction.

The property offers a wealth of charm and character with an exposed brickwork fireplace in the lounge with an eco Danish HETA Inspire 45 Multifuel burner inset together with gas central heating and double glazed windows throughout.

There is a fantastic dining room with Velux windows and double glazed patio doors to the garden.

The property enjoys fantastic gardens extending to approximately 220ft in length to rear with many sections to include a pond, greenhouse and useful potting shed to the rear. The very spacious accommodation over three floors briefly comprises; entrance Lobby, lounge, kitchen, dining room, utility and WC to the ground floor. To the first floor is bedroom one and the family bathroom. To the second floor are a further two bedrooms.

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 early appointment to view is strongly recommended by the vendors selling agents.

## ENTRANCE

Double glazed door to:

## PORCH

Dual aspect stained glass windows. Multi paned door to:

## LOUNGE

Feature fireplace with eco Danish HETA Inspire 45 Multifuel burner inset. double glazed window to front aspect. Radiator, wooden floor. Multi paned door to:

## KITCHEN

Fitted with a matching range of wall, base and drawer units with work surfaces over and stainless steel sink inset. Space and point for gas cooker, integrated fridge. Tiled flooring, splashbacks, walk in larder. Opening to:

## DINING ROOM

Stairs rising to first floor. Two Velux windows (One Velux window is rain sensitive and electric). Wood effect flooring. Double glazed patio doors opening onto the garden. Opening to:

## INNER LOBBY/ UTILITY AREA

Space and plumbing for a washing machine. Space for freezer. Tiled floor. Boiler mounted on the wall. Door to:

## WC

Fitted with a two piece suite comprising WC and wash hand basin. Tiled floor.

## FIRST FLOOR LANDING

Built in storage cupboard. Stairs rising to second floor. Wool carpet. Doors to bedroom one and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Feature fireplace. 'Axminster' wool carpet. Radiator. Loft hatch.

## BATHROOM

Fitted with a four piece suite comprising tiled bath, large walk in separate shower cubicle with shower over, pedestal wash hand basin and close coupled WC. Tiled walls, tiled floor. Heated towel rail.

## SECOND FLOOR LANDING

Double glazed window to rear aspect. Wool carpet. Doors to bedroom two and three.

## BEDROOM TWO

Double glazed window to front aspect. Radiator. Loft hatch.

## BEDROOM THREE

Double glazed window to rear aspect. Wool carpet. Radiator.

## EXTERIOR

## PARKING

On own drive to front for one vehicle.

## GARDEN

Patio adjacent to property with a substantial cottage gardens (in excess of 250ft) in length to include a garden pond, greenhouse and a useful potting shed to the rear.

## SERVICES

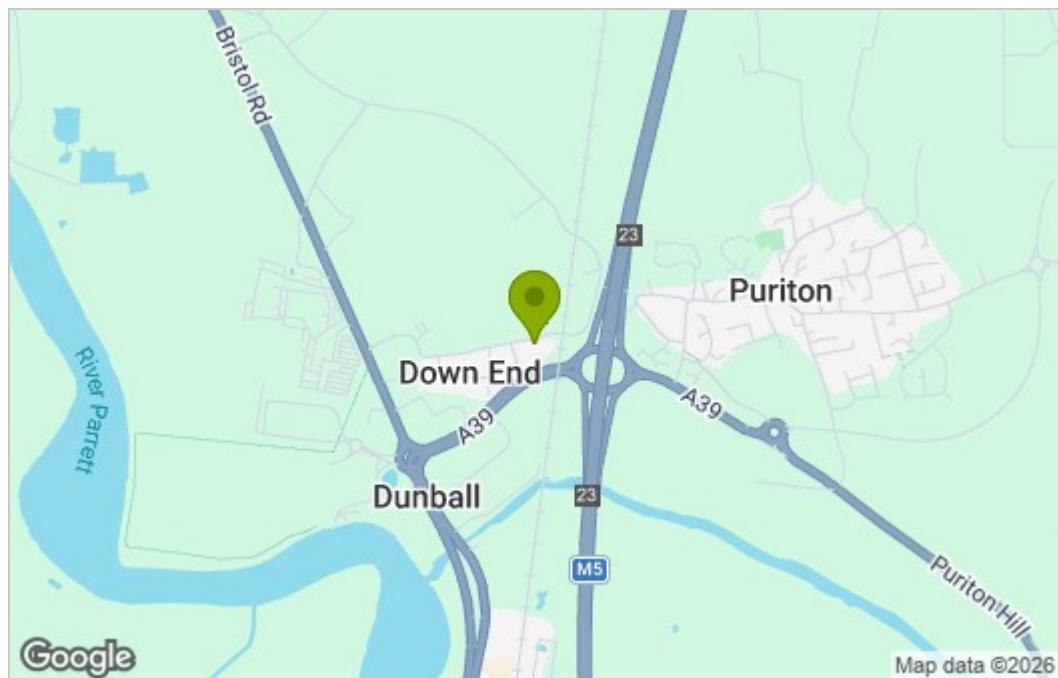
Mains gas, electricity, water and drainage.

## Floor Plan

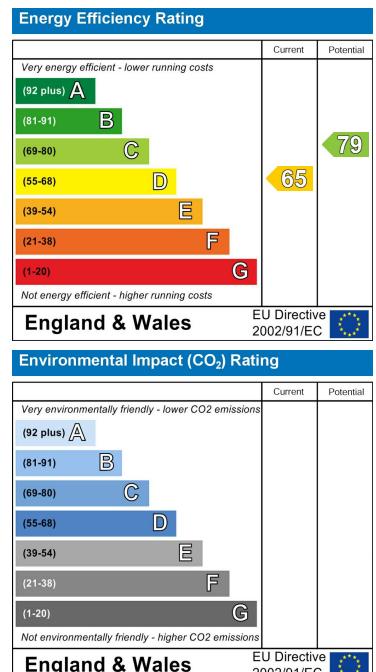


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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