Natasha Howarth

ESTATE AGENTS

20 Rowlands Rise, Bridgwater, TA7 8BU

£270,000

Offering to the market this lovely three bedroom semi- detached house on a corner plot in the sought after village of Puriton. The accommodation briefly comprises entrance hall, lounge, dining room and refitted modern kitchen to the ground floor with three bedrooms and a wet room to the first floor. Outside there is off street parking leading to a single garage and a pleasant rear garden which retains a good degree of privacy. 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.

ENTRANCE
Via double glazed door and combination unit with obscure glass panes to:

ENTRANCE HALL
Stairs rising to the first floor. Radiator. Double doors to:

LOUNGE
Double glazed window to front aspect. Under stairs cupboard. Radiator. Opening to:

DINING ROOM
Double glazed window to rear aspect. Radiator. Door to:

KITCHEN
Double glazed window to side aspect. Fitted with a modern range of matching wall, base and drawer units with sink and drainer unit inset. Integrated appliances to remain to include gas hob with stylish extractor over. Integrated fridge/ freezer, space and plumbing for a washing machine. Built in oven and microwave. Tiled splashbacks. Double glazed door and window combination unit to the garden. Boiler concealed in cupboard (fitted within the last two years).

LANDING
Double glazed window to side aspect. Loft hatch. Doors to bedrooms and the wet room. Radiator.

BEDROOM ONE
Double glazed window to front aspect. Radiator.

BEDROOM TWO
Double glazed window to rear aspect. Radiator. Airing cupboard.

BEDROOM THREE
Double glazed window to front aspect. Radiator. Built in cupboard.

WET ROOM
Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising walk in shower, vanity wash hand basin, WC. Tiled walls.

EXTERIOR

PARKING
On own drive.

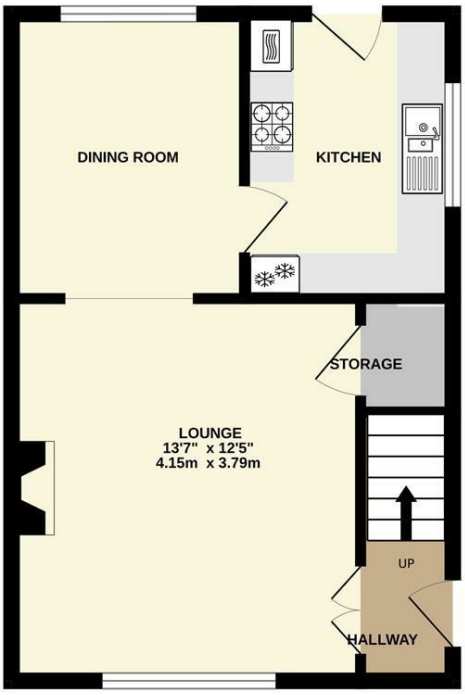
GARAGE
Up and over door. Power and light connected.

GARDEN
Fully enclosed. Patio adjacent to property. Mainly laid to lawn. Shed to remain with power and light connected. Pedestrian gate to parking and garage.

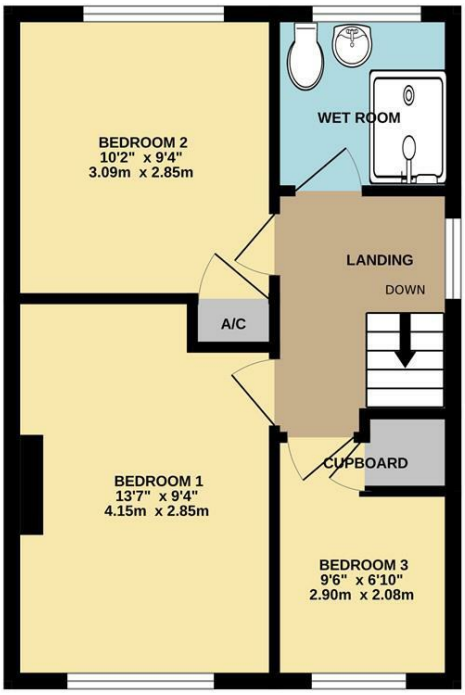
SERVICES
Mains gas, water, electric and drainage.

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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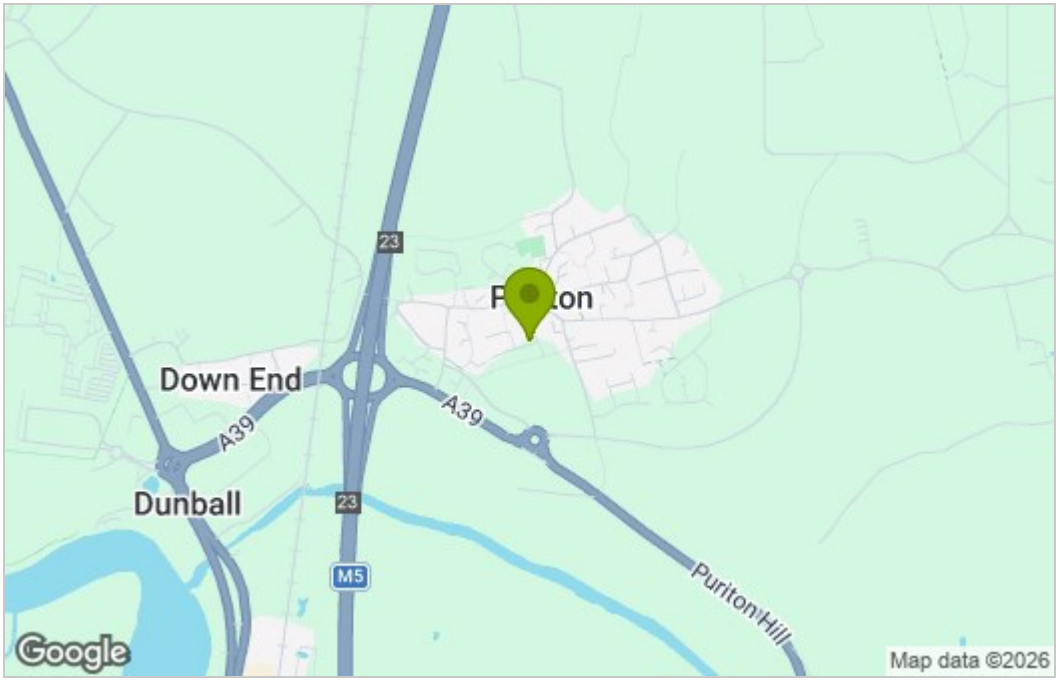
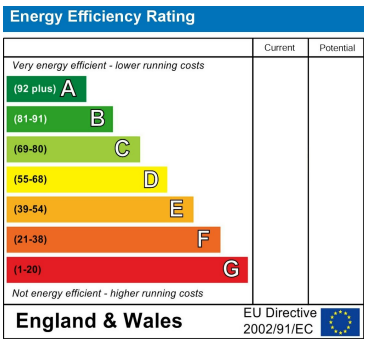
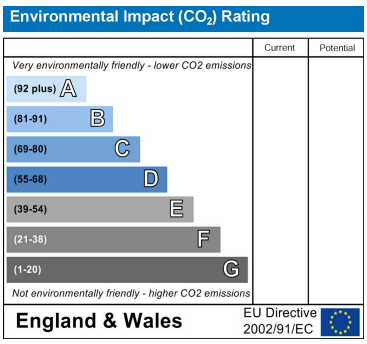
Area Map



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.

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