

Orchard Close
Puriton
Bridgwater
TA7 8FQ




JOSEPH CASSON
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£225,000

- Modern Semi-Detached Property
- Constructed in 2019
- Two Bedrooms
- First Floor Bathroom
- Open-Plan Kitchen/Dining/Living Room
- Ground Floor Cloakroom
- Double Glazed & Gas Central Heating
- Enclosed Rear Garden
- Parking On Own Driveway
- EPC RATING: B



Check out this stylish two-bedroom property in the sought-after village of Puriton!

With easy access to the M5, Bridgwater, and Street, this home boasts a contemporary open-plan layout, a convenient ground-floor cloakroom, private parking on the driveway, and a lovely enclosed garden out back.

Don't miss out on this fantastic opportunity to live in a modern and convenient space!

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hall, cloakroom, open-plan kitchen/dining/living room, with two bedrooms and a bathroom accessed from the first-floor landing. Outside, there is parking on own driveway and an enclosed rear garden.

LOCATION

Puriton provides a convenient location with easy access to major transportation routes and a variety of local amenities. Its proximity to the upcoming Gravity workplace and park and ride to Hinkley Point C makes it an attractive option for professionals seeking a tranquil living environment close to work. Additionally, Bridgwater offers a comprehensive range of facilities, including retail, educational, and leisure amenities, ensuring residents have everything they need within reach. With regular bus services to Taunton and a daily service to London Hammersmith from Bridgwater bus station, as well as mainline railway links, residents have convenient transportation options for both local and long-distance travel.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £208.50 per annum.

EPC Rating: B

Council Tax Band: B

UTILITIES

Water Supply: Mains

Sewerage: Mains

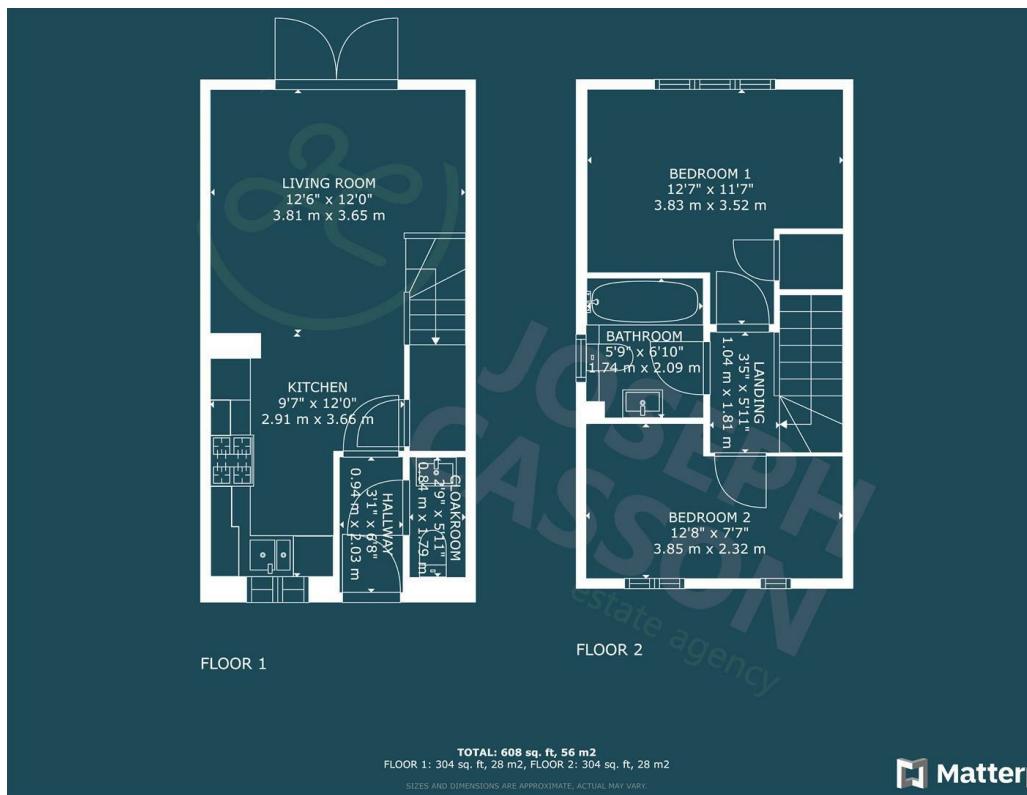
Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas

FLOODING





No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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