



## WATERLOO

Puriton, Bridgwater, TA7 8BB

Price **£227,500**

**Tamlyns**

## PROPERTY DESCRIPTION

A beautifully presented and extended period cottage, with an enclosed rear garden, set within the popular village of Puriton.

The accommodation is arranged over two floors and has double glazing and gas central heating, the lounge has an open fire place housing a multi-fuel burner. A fitted kitchen and integrated appliances lead through to a breakfast room with a partly valuted ceiling with velux and underfloor heating making this area light an airy.

The enclosed garden to the rear is enclosed by panel fencing and has an attractive patio and artificial grass, making it a low maintenance space to enjoy. The parking is on road and to the front of the property.

### Situation

\*End of Terrace\* 2 Bedrooms\*lounge\*kitchen\*Breakfast Room\*Family Bathroom\*Upstairs WC\*Garden\*Village Location\*

### Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Accommodation

All measurements are approximate

## Entrance

Double glazed front door and porch over with step down into:

## Lounge

14'11" x 10'4" (4.57 x 3.15)

Double glazed window to front, radiator, feature open fireplace with multi-fuel burner, door to:

## Kitchen

14'6" x 6'0" (4.42 x 1.85)

Range of wall and base units with roll edge work surface, integrated cooker and hob over with extractor fan, double glazed window to side, tiling to compliment, Belfast sink with mixer tap. tiled floor, stairs rising to first floor, archway through to:

## Breakfast Room

9'8" x 10'11" (2.95 x 3.34)

Double glazed french doors to rear, Sky light, this space benefits from underfloor heating, door to:

## Family Bathroom

White suite comprising a panel bath with waterfall mixer tap and mains shower over, low level WC and wash basin with vanity cupboard under, the gas fired boiler is located in the bathroom

## Upstairs

Loft access

## Bedroom 1

14'9" x 9'10" (4.5 x 3.02)

Double glazed window to front, radiator

## Bedroom 2

7'1" x 5'11" (2.18 x 1.82)

Double glazed window to side, radiator

## Upstairs Toilet

Double glazed window to rear, low level WC, vanity sink

## Garden

Enclosed by panel fencing, patio area, laid with artificial grass, this garden is low maintenance

## Parking

On road parking outside of cottage

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating and Multi fuel burner
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal

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

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

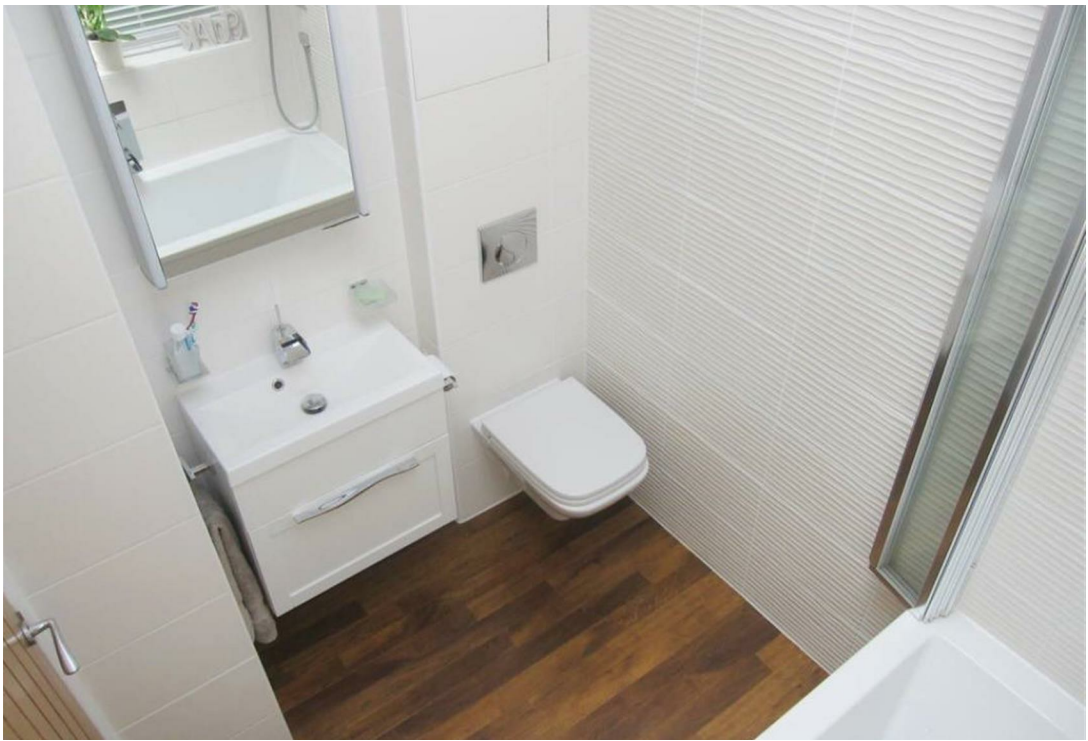
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

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# PLAN



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>87</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>62</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

