



£279,950

At a glance...



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**holland
& odam**

Orchard View
Middle Street
Puriton
Somerset
TA7 8AU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street, proceed west on the A39 towards Bridgwater. After approximately ten miles you will arrive at the village of Bawdrip. At the traffic lights turn left, signposted M5, proceed up and over the hill. At the roundabout take the 3rd exit onto enterprise way and then left into Hillside Road. Continue down the hill and upon reaching the end of the road, turn left joining Woolavington Road. As you come to a left hand bend, turn right onto Riverton Road then immediately right onto Middle Street. Continue along for a short distance, passing Anchorage Court and Culverhay Close respectively and Orchard View will be found shortly after on the right hand side easily identified by our for sale board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Puriton is a well regarded village situated on the western end of the beautiful Polden Hills, popular for its walks and typical Somerset scenery. The village enjoys an active community and good range of facilities including a Post Office, Shop, Village Hall, Butchers, Hairdressers, Nursery, Preschool, Church and Primary School. A popular commuter village with easily accessible transport links including the M5 J23 just a few minutes' drive and train station in Bridgwater just 5 miles. Nearby market towns of Taunton and Bridgwater and the thriving village Street offer excellent employment opportunities and amenities.

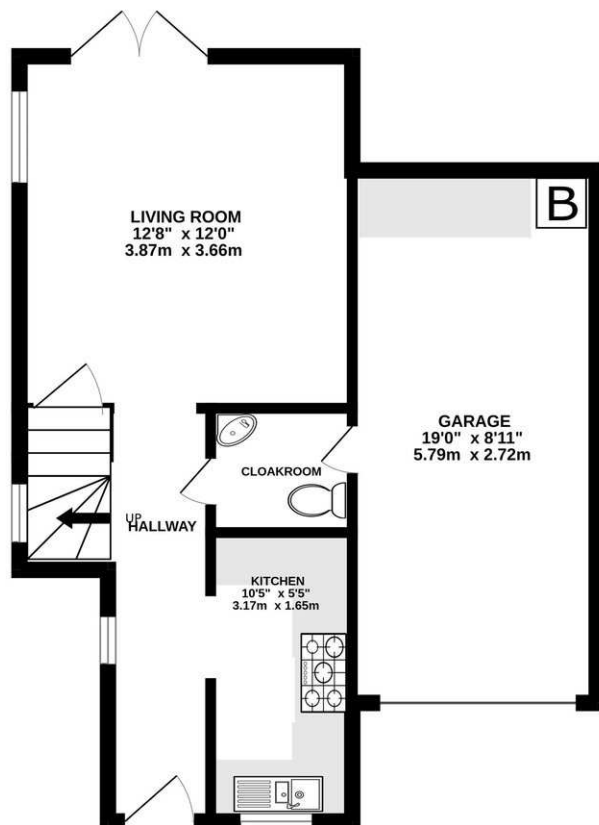
Insight

Nestled within a quiet village setting, this attractive three-bedroom detached home gives you the feel of a village retreat with modern convenience. Just a short distance from the M5 and the emerging Gravity Enterprise Park, it is ideally positioned for those who value both tranquillity and excellent transport links. Neatly presented throughout, the property has been thoughtfully maintained to create a light, welcoming and versatile living space, perfectly suited to a variety of buyers, from first-time home owners looking for a ready-to-move-in property to those wishing to downsize.

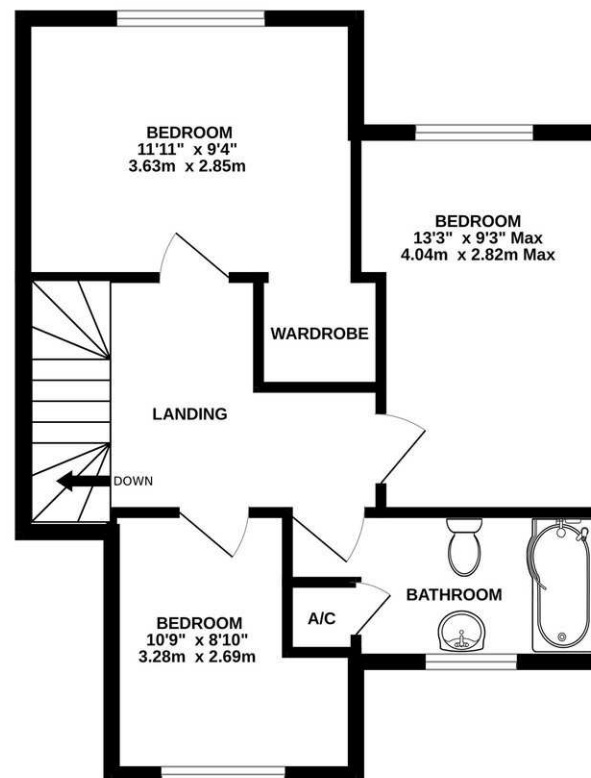
- The living room is spacious, bright and airy, bathed in natural light from dual aspects, with French doors opening effortlessly to the rear garden.
- Stylish, modern kitchen fitted with built-in oven and hob, integrated dishwasher, sleek wall, base and drawer units and space for free standing appliances.
- Enjoy a welcoming hall and spacious landing, a practical ground floor cloakroom with internal access to the garage, where a utility area provides plumbing for laundry facilities.
- Affording three well proportioned double bedrooms, with the main bedroom enjoying the advantage of built-in wardrobe storage.
- Serviced by the family bathroom, comprising bath with shower over, wash basin, wc and housing a useful airing cupboard.
- A fully enclosed, low-maintenance rear garden with a spacious patio leading to a gravelled area, ideal for outdoor dining or relaxation.
- Behind a natural stone wall, the paved driveway offers ample parking and access to an integral garage with electric roller door, power and light.



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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