

£245,000

At a glance...



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holland

12 Manse Lane Puriton Somerset TA7 8BN

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, take a right hand turn onto Woolavington Road. Follow the road along and take the next right into Manse Lane. Number 12 will be found after a short distance, on the right

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

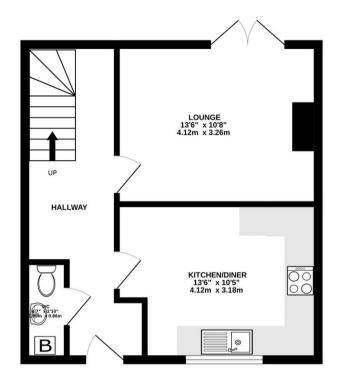
This well-presented three-bedroom home offers a practical layout suited to family living. It features a well-appointed kitchen/diner, a bright lounge opening onto the garden and three bedrooms. Making it an ideal choice for those seeking comfort and convenience in a popular residential setting, close to the M5 and Gravity Enterprise Park.

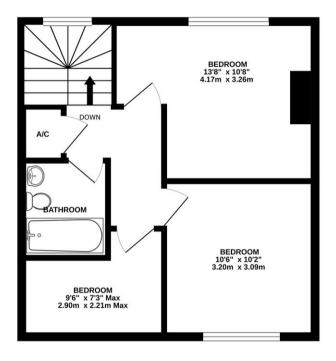
- A welcoming entrance hall offering ample room for coats and shoe storage, together with a convenient ground floor WC fitted with a modern white suite.
- Enjoying a good size, light and airy reception room with French doors that open directly onto the rear garden, ideal for entertaining or relaxing.
- Beautifully fitted kitchen with sleek grey wall, base and drawer units, wood-effect worktops, built in oven and hob, and integrated dishwasher. Complemented by ample space for a family dining table.
- Affording three bedrooms, two would be considered wellproportioned doubles and a large single, ideal as a nursery or home office.
- Stylishly presented with tiled walls, a white suite including bath with shower over, WC, and wash hand basin set into modern vanity storage.
- Fully enclosed and private garden featuring a patio extending from the rear elevation, with steps leading up to a further seating terrace and an area of lawn. Perfect for enjoying alfresco dining.











TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes 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.

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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