



WEBBERS WAY

Puriton, Bridgwater, TA7 8AS

Offers In The Region Of £239,950

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Puriton, Bridgwater, this immaculate terraced house on Webbers Way presents an excellent opportunity for those seeking a delightful home. With two well-proportioned bedrooms. This property has a garage, which offers ample storage and parking space.

The property is presented in immaculate condition, with no onward chain for ease of purchase.

Living in Puriton means enjoying the tranquillity of village life while still being conveniently close to the amenities of Bridgwater and the M5 motorway. There is a pub and shops, together with a primary school and village hall.

Situation

*Mid Terrace*Two Bedrooms*Immaculate Condition*Lounge*Kitchen//Breakfast Room*Front & Rear Garden*Garage and Parking*

Local Authority

Somerset County Council Council Tax Band: B

Tenure: Freehold

EPC Rating:

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

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate.

Entrance

Front door into:

Inner Hallway

Storage cupboard with door to:

Lounge

14'9" × 13'1" (4.5 × 4)

Double glazed window to front, radiator, stairs rising to first floor, under stairs cupboard, feature fireplace with gas fire.

Kitchen/Breakfast Room

13'1" × 8'2" (4 × 2.5)

Double glazed window to rear overlooking the garden, range of white wall and base units with contrasting work surfaces, sink with drainer and mixer tap, integrated washing machine, integrated electric oven and hob with extractor over, integrated fridge and integrated freezer, tiling to compliment, the dining area has a radiator, double glazed door giving access to rear garden.

First Floor

Landing

Loft access, airing cupboard which houses the Glow Worm Boiler.

Bedroom One

13'1" × 10'9" (4 × 3.3)

Double glazed window to front, radiator

Bedroom Two

11'9" × 7'6" (3.6 × 2.3)

Double glazed window to rear, radiator.

Family Bathroom

6'6" × 5'2" (2 × 1.6)

Obscure double glazed window to rear, panel bath with shower over, low level WC, pedestal wash hand basin, radiator, fully tiled.

Outside

Front Garden

Laid to lawn with pathway to the front door.

Rear Garden

Enclosed by panel fencing, laid to lawn with mature shrubs forming the border, outside tap, pathway leads to the rear and access to the garage, and a gate to the parking area

Garage and parking

The garage has a side door, workbench, power and lighting and an up and over door.

Material Information...

Additional information not previously mentioned

PROPERTY DESCRIPTION

- Mains electric, gas and water
- Water metered
- Gas central Heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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

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

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



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.
3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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 

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