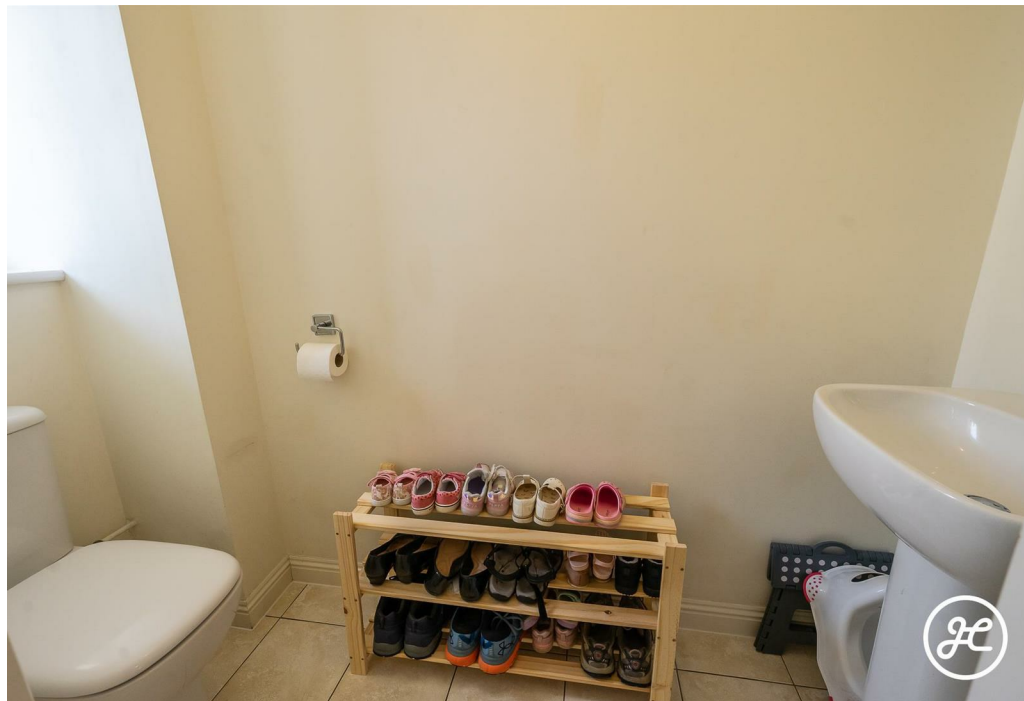


Anchorage Court
Puriton
Bridgwater
TA7 8FA




JOSEPH CASSON
the estate agency your home deserves





£250,000

- Modern Semi-Detached Property
 - Three Bedrooms
 - Two Bathrooms
 - Lounge/Diner
 - Fitted Kitchen
- Downstairs Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing

Tucked away in a delightful cul-de-sac in Puriton, this generous three-bedroom semi-detached house boasts a primary bedroom with its own en-suite shower room.

The ground floor offers a welcoming hallway, spacious lounge/diner, sleek kitchen, and cloakroom.

Outside features include parking on own driveway (with an EV charger) and an attached garage that leads to a private rear garden.

ACCOMMODATION

This UPVC double-glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, cloakroom, lounge/diner, and kitchen on the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms (primary bedroom with en-suite shower room) and a bathroom. Externally, there is a lawned rear garden with seating area, attached garage, and driveway (with EV charger).

LOCATION

Puriton is situated approximately 3 miles north of the market town of Bridgwater. Junction 23 of M5 motorway is within a mile as is the A39. Puriton offers a wide range of local amenities including: a traditional Blue Lias stone parish church, primary school, local inn, sports centre, post office/village shop, butchers and hairdressers. Nearby is the Gravity Park a Smart Campus which is currently under construction.

Bridgwater offers a full range of facilities including retail, educational and, leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating: C

Council Tax Band: C

UTILITIES

Water supply: Mains

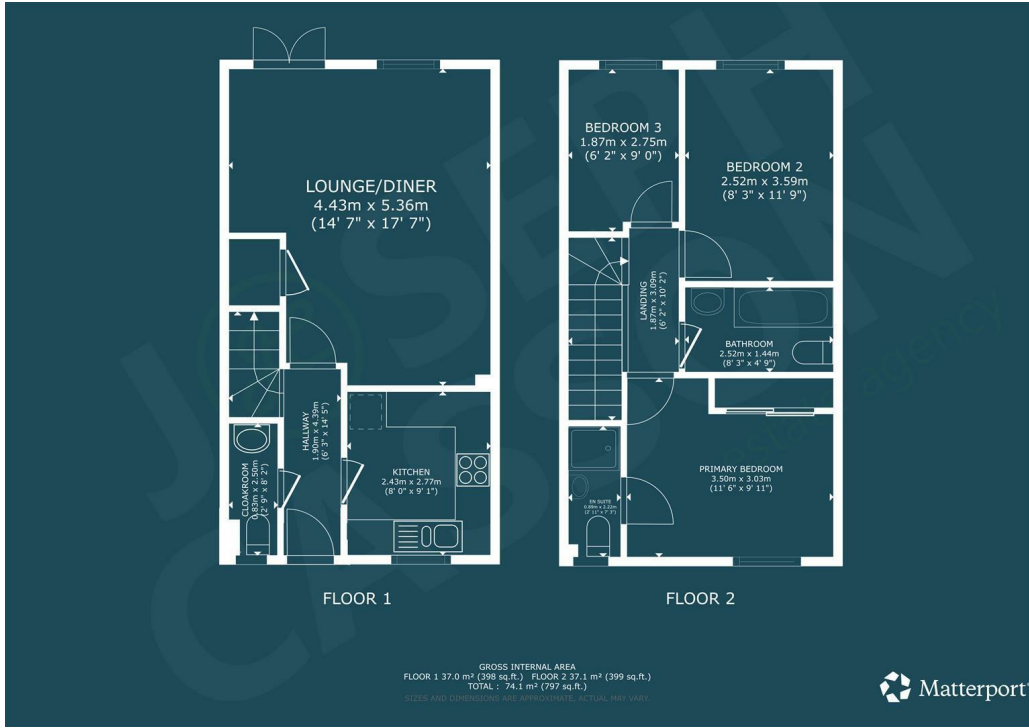
Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas





FLOODING

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

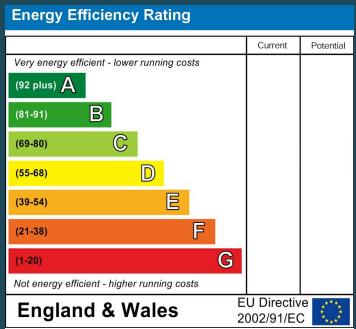
BROADBAND & MOBILE COVERAGE

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

C



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



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