

  
**Natasha Howarth**  
ESTATE AGENTS



**14 Downend Terrace Downend Road, Bridgwater, TA6 4TJ**

**£250,000**

Set over three floors, this charming and well-presented three-bedroom cottage is located on Downend Terrace in the popular village of Puriton. The property enjoys an attractive open outlook to the front and is ideally positioned for commuters, with the M5 motorway junction just a short distance away.

The home is full of character, featuring a cosy lounge with an exposed brick fireplace and inset wood burner. Modern comforts are also in place, including gas central heating and double glazing throughout.

To the rear, a bright and spacious sun room provides an excellent additional living area, with patio doors opening directly onto the garden—perfect for both relaxing and entertaining. The impressive rear garden includes a timber shed, offering plenty of outdoor space and potential for keen gardeners.

The accommodation comprises:

Ground floor: Entrance lobby, lounge, kitchen, and sun room

First floor: Main bedroom and family bathroom

Second floor: Two further bedrooms

Puriton offers a range of local amenities, including a village hall, primary school, shops, post office, and a public house, while also benefiting from excellent transport links via the nearby M5. Viewing is highly recommended to fully appreciate this delightful cottage.

## ENTRANCE

Double glazed door to:

## PORCH

Multi paned door to:

## LOUNGE

Feature fireplace with wood burner inset. Double glazed window to front aspect. Radiator, wooden floor. Door to:

## KITCHEN

Fitted with a matching range of wall, base and drawer units with work surfaces over and sink and drainer unit inset. Space and point for gas cooker, space for a fridge. Tiled flooring, splashbacks, walk in larder. Door to the stairs and door to:

## SUN ROOM

Double glazed French doors opening onto the garden. Tiled flooring, radiator. Built in cupboard housing the washing machine.

## FIRST FLOOR LANDING

Stairs rising to second floor. Doors to bedroom one and bathroom.

## BEDROOM ONE

Double glazed window to front aspect .Radiator.

## BATHROOM

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and WC. Tiled walls, tiled floor. Radiator. Airing cupboard housing the water tank.

## SECOND FLOOR LANDING

Doors to bedroom two and three.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator. Gas fired combi boiler mounted on the wall.

## EXTERIOR

### PARKING

On own drive to front for one vehicle.

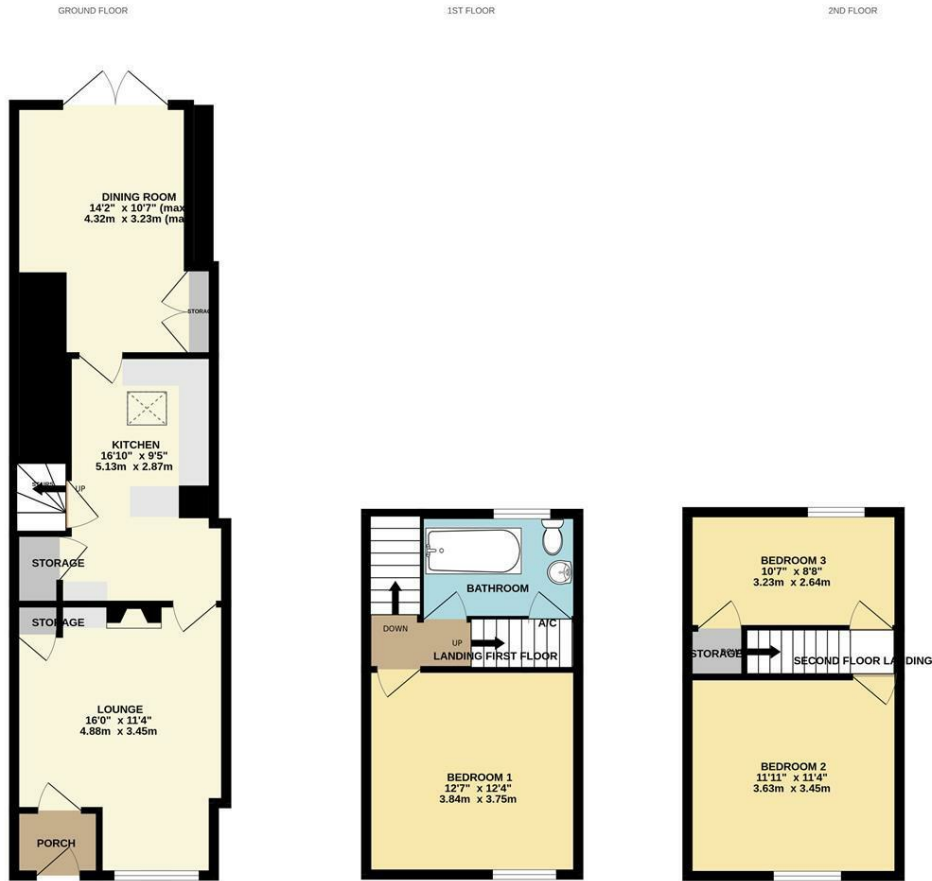
### GARDEN

Substantial cottage garden, mainly laid to lawn with mature shrubs and a timber shed to the rear.

### SERVICES

Mains gas, electricity, water and drainage.

# Floor Plan

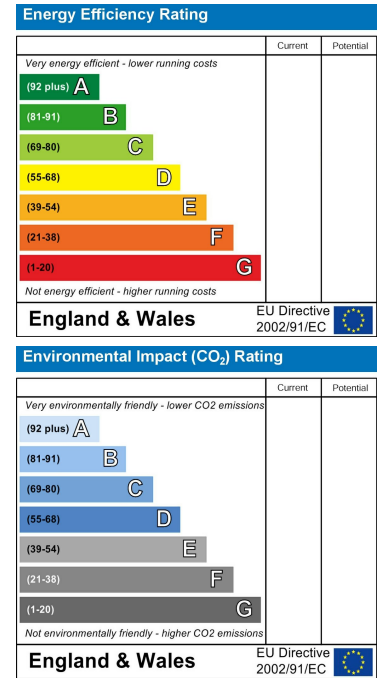


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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