



6 Rye, Puriton, Nr. Bridgwater TA7 8BZ

£475,000

GIBBINS RICHARDS 
Making home moves happen

A well established and proportioned four bedroom detached house with self-contained Annexe. The property benefits from gas central heating, off road parking for multiple vehicles to the front. Double glazing throughout and located within the popular village of Puriton. The accommodation comprises in brief; entrance hallway, cloakroom, sitting room, dining room, kitchen and conservatory. To the first floor are four bedrooms and family bathroom. The Annexe accommodation comprises; open plan kitchen/sitting/dining room, shower room and bedroom. To the rear is a private enclosed garden which is laid to patio and lawn.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

Puriton lies approximately four miles north of Bridgwater. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline railway station.

VILLAGE LOCATION
ONE BEDROOM ANNEXE
FOUR FIRST FLOOR BEDROOMS
DETACHED HOUSE
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
AMPLE OFF ROAD PARKING
GAS CENTRAL HEATING / DOUBLE GLAZING THROUGHOUT





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Entrance Porch
Entrance Hallway
Shower Room

Sitting Room

Dining Room

Conservatory
Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Annexe

Annexe - Sitting Area

Annexe - Kitchen Area

Annexe - Bedroom

Annexe - Shower Room

Outside

8' 6" x 2' 11" (2.6m x 0.9m) Fitted in a three piece suite comprising low level WC, wash hand basin and shower enclosure.

17' 8" x 11' 9" (5.39m x 3.59m) Dual aspect windows and bay window. Ornamental fireplace.

11' 5" x 10' 10" (3.48m x 3.31m) Side aspect window. Sliding doors leading into conservatory.

13' 1" x 11' 2" (4m x 3.4m) French doors leading out into garden.

14' 11" x 8' 4" (4.54m x 2.54m) Rear aspect window. Space and plumbing for washing machine. Electric cooker and hob.

Doors to four bedrooms and bathroom. Airing cupboard. Side aspect window.

12' 0" x 10' 8" (3.65m x 3.24m) Front aspect window. Built-in wardrobes.

12' 10" x 8' 8" (3.9m x 2.65m) Front aspect window. Built-in wardrobe.

10' 10" x 9' 1" (3.31m x 2.78m) Rear aspect window.

9' 10" x 8' 1" (3m x 2.46m) Rear aspect window.

7' 10" x 6' 11" (2.4m x 2.1m) Fitted in a white suite comprising corner bath with over head electric shower, low level WC and wash hand basin. Heated towel rail.

Accessed via the kitchen.

21' 4" x 11' 4" (6.5m x 3.46m) French doors leading into garden. Individual entrance door.

Space and plumbing for washing machine. Gas cooker with hob over. Side aspect window.

14' 3" x 7' 10" (4.34m x 2.4m) Front aspect window.

White suite comprising walk-in shower, low level WC, wash hand basin and heated towel rail.

The garden is mainly laid to lawn with patio area adjoining the property. Pond and vegetable patch to the rear with mature hedgerow. To the front of the property there is off road parking for multiple vehicles with its own private gated entrance. Access down the side of the property leads to the rear garden.



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GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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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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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