



GIBBINS RICHARDS 

4 Rye, Puriton, Nr. Bridgwater TA7 8BZ

£267,950

GIBBINS RICHARDS 
Making home moves happen

A charming period cottage enjoying a secluded location set in the grounds of a Manor House. Accommodation comprises; Hall, cloakroom, sitting room, kitchen/dining room, 3 good size first floor bedrooms and first floor bathroom, small garden, large adjoining store/workshop and off-road parking and gas central heating.

Tenure: Freehold / Energy Rating: D-63 / Council Tax Band: C

The property is located in the heart of this popular village which is within a short drive of the M5 motorway as well as the picturesque Polden Hills. Local amenities include a popular primary school, village hall, pub, hairdressers, store/post office and butchers. Bridgwater town centre is approximately 4 miles distant whilst both Street and Glastonbury are approximately 11- 12 miles distant.

END OF TERRACE PERIOD COTTAGE
SECLUDED POSTION
SET IN GROUNDS OF A MANOR HOUSE
SITTING ROOM
KITCHEN/DINER
DOWNSTAIRS WC
3 BEDROOMS
FIRST FLOOR BATHROOM
GARDEN/PARKING AREA
LARGE WORKSHOP/STORE





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Entrance Hall

Entrance porch leading to entrance hall with stairs to first floor and door to rear porch

Cloakroom

With WC

Sitting Room

14' 8" x 12' 10" (4.47m x 3.91m)

Kitchen/Diner

13' 10" x 13' 10" (4.21m x 4.21m) extending to 19' 10" in part. Built-in oven and gas hob, fireplace recess, exposed ceiling beams, double glazed French door to rear garden.

First Floor Landing

Loft access

Bedroom 1

15' 0" x 14' 2" (4.57m x 4.31m) Built in wardrobes. Airing/boiler cupboard

Bedroom 2

15' 0" x 12' 0" (4.57m x 3.65m) Storage cupboard

Bedroom 3

11' 0" x 10' 0" (3.35m x 3.05m)

Bathroom

Bath with overhead shower, wash basin and WC

Outside

Off road parking to front. Side and enclosed courtyard areas

Workshop

14' 10" x 8' 2" (4.52m x 2.49m) With light and power



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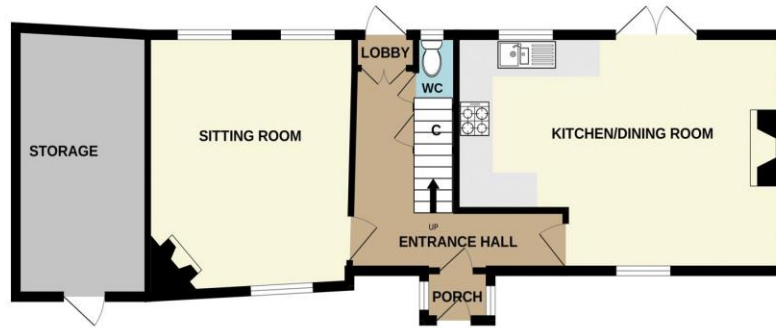


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GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk