



GIBBINS RICHARDS 

11a Middle Street, Puriton, Nr. Bridgwater TA7 8AU

£235,000

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Making home moves happen

A well presented and extended home located in the heart of this popular village, which is within easy reach of the M5 motorway. The accommodation consists of: entrance porch, sitting room, well equipped kitchen/dining room, downstairs shower room and garden room addition. Two first floor double bedrooms and re-fitted shower room. Attractive cottage style gardens, garage and off road parking. NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

Internal viewing is strongly recommended to fully appreciate this end of terrace village home which has been extended to the ground floor creating a most useful additional shower room and garden room. Puriton is a popular village which contains a number of amenities to include nearby post office, butchers, hairdressers and primary school. The towns of Glastonbury and Street are approximately thirteen miles distant and Bridgwater town centre are approximately four miles distant.

NO ONWARD CHAIN
EXTENDED VILLAGE HOME
SITTING ROOM
MODERN AND WELL EQUIPPED KITCHEN/DINING ROOM & UTILITY AREA
DOWNSTAIRS SHOWER ROOM & GARDEN ROOM
TWO DOUBLE BEDROOMS
RE-FITTED FIRST FLOOR SHOWER ROOM
ATTRACTIVE COTTAGE STYLE GARDENS
GARAGE / OFF ROAD PARKING
ELECTRIC HEATING



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Entrance Porch
Sitting Room

Cloaks storage cupboard.
16' 0" x 14' 10" (4.87m x 4.52m) Electric thermostatically controlled radiator. Feature fireplace with living flame fire. Understairs storage. Stairs to first floor.

Kitchen/Dining Room

16' 0" x 9' 6" (4.87m x 2.89m) Kitchen is well equipped with an array of modern floor and wall units incorporating double oven, induction hob, electric thermostatically controlled radiator, ceramic tiled flooring.

Utility Area

With plumbing and space for washing machine. Sink unit and space for upright fridge/freezer unit.

Garden Room

14' 2" x 8' 6" (4.31m x 2.59m) extending to 10' (3.05m) wide. Two electric thermostatically controlled radiators. Double glazed French doors to garden.

Shower Room

Incorporating shower enclosure, WC and wash basin.

First Floor Landing

Airing cupboard. Access to loft space via pull down ladder.

Bedroom 1

16' (4.87m) reducing to 12' 8" (3.86m) x 12' 10" (3.91m) Fitted wardrobes and bedside units. Electric thermostatically controlled radiator.

Bedroom 2

9' 8" x 9' 0" (2.94m x 2.74m) Electric thermostatically controlled radiator.

Shower Room

6' 6" x 6' 5" (1.98m x 1.95m) Corner shower enclosure, wash basin and WC.

Outside

The property enjoys a good degree of frontage with lay-by parking and a brick paviour frontage with border shrubs. Side access gate leading to rear garden with paved pathway, various shrubs, storage shed, personal door to garage with electronic up and over door.

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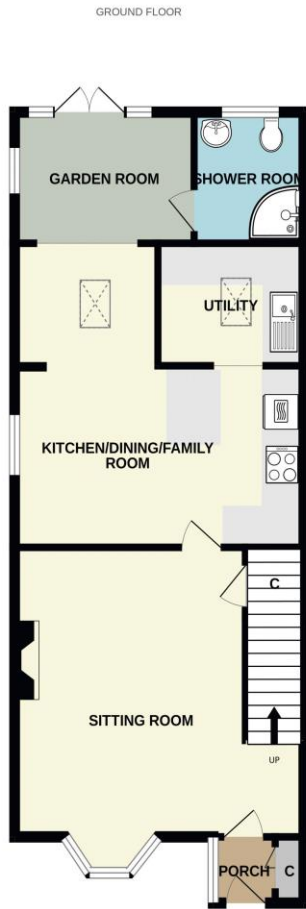
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk