



Riverton Road  
Puriton, Somerset, TA7 8BW

£900 PCM

Tamlyns

## PROPERTY DESCRIPTION

A RECENTLY REFURBISHED, two bedroom first floor flat located in the Village of Puriton, near Bridgwater, Somerset.  
\*10-15 MINUTE WALK / 5 MINUTE DRIVE TO JUNCTION 23 PARK AND RIDE TO HINKLEY POINT\*  
This beautifully presented property offers a very spacious sitting room with electric feature fireplace, with new light beige fitted carpet and magnolia freshly painted walls.  
A BRAND NEW modern fitted kitchen/diner with deep navy matte wooden units, white granite effect worktops and red marble effect wall tiling, includes integrated hob, cooker hood, oven and tall fridge freezer. Washing machine\* also included. Complete with extra pantry cupboards giving plenty of extra storage. Brand new wood effect vinyl flooring following through to the hallway.  
The rest of the property includes two neutrally decorated double bedrooms, with brand new plush grey carpets and pale grey freshly painted walls.

### Situation

### The local area

### Local Authority

Sedgemoor District Council Council Tax Band: A

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**


[bridgwater@tamlyns.co.uk](mailto:bridgwater@tamlyns.co.uk)



## PROPERTY DESCRIPTION

# PLAN



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

