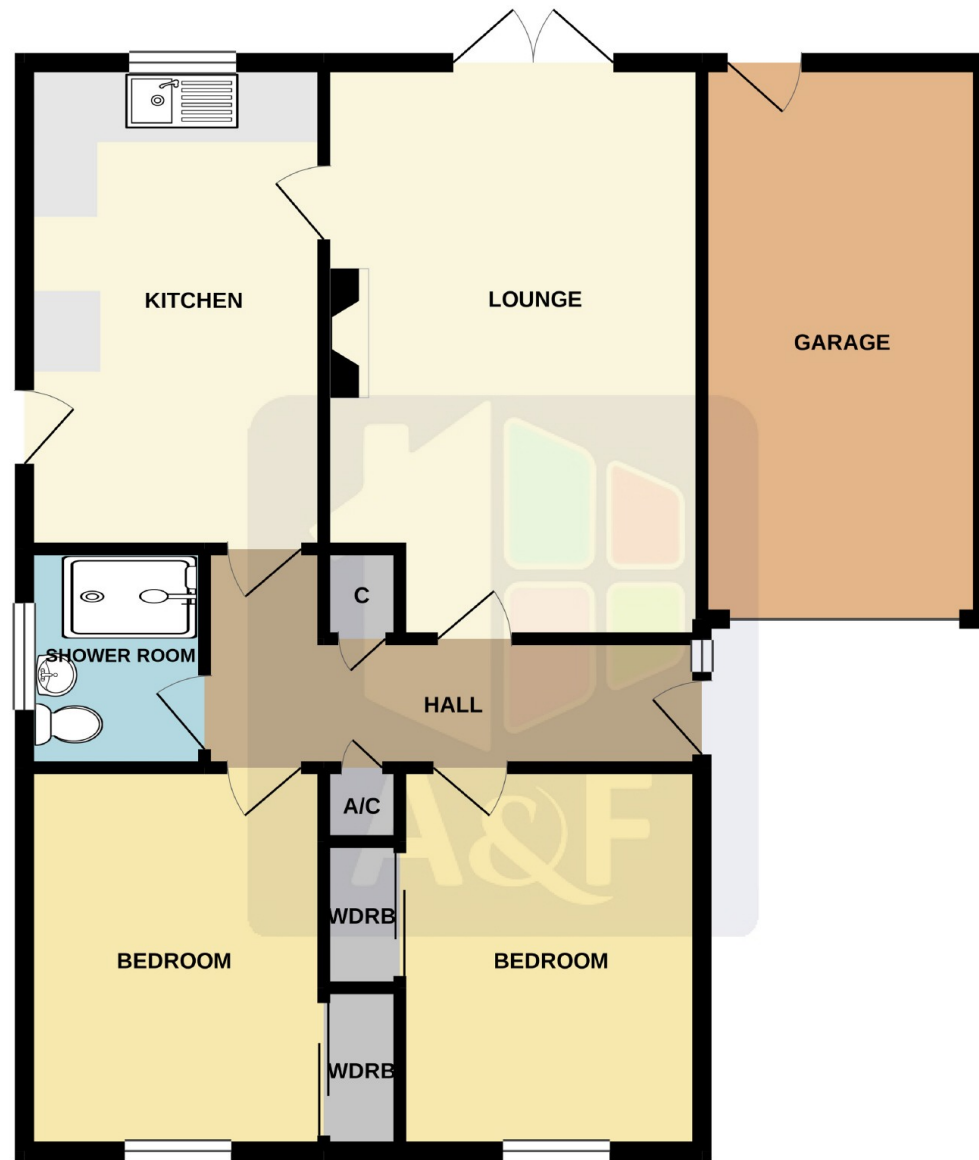
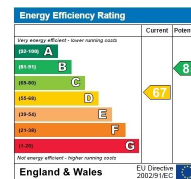


GROUND FLOOR



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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

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A&F

Pool Close, Puriton
£228,000



A MODERN 2 BEDROOM LINKED DETACHED BUNGALOW in the SOMERSET VILLAGE OF PURITON

- 2 BEDROOMS
- LOUNGE, KITCHEN
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- GARDENS, SHED & GREENHOUSE
- DRIVEWAY & GARAGE

A&F Property Group
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11 Pool Close, Puriton, Somerset, TA7 8DG

TO VIEW:

Apply to the Vendor's Sole Agents: A&F Property

PLEASE KINDLY NOTE:

All viewing appointments are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties.

Many thanks for your kind co-operation during these uncertain times.

THE PROPERTY:

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room, Gas Central Heating and Double Glazing.

SITUATION:

Standing in a quiet cul-de-sac on the edge of the Somerset village of Puriton. The village offers various facilities including church, school and several shops. Further facilities at nearby Burnham-on-Sea and Bridgwater. These larger towns provide a host of shopping and banking facilities together with other amenities and a host of recreational clubs and facilities. There is very easy access to Junction 23 of the M5 at Dunball which provides easy travelling to Bristol, London, the North & the South. Mainline railway stations in Highbridge and Bridgwater.

CONSTRUCTION:

Built of brick and block cavity walls and having a part-external render with a tiled, felted and insulated roof. The bungalow has recently been the subject of updating and benefits from gas fired central heating and uPVC double glazing.

ACCOMMODATION

ENTRANCE HALL:

The property is approached via glazed door with glazed side panel. Radiator, built-in cloaks cupboard, airing cupboard housing the lagged copper hot water tank fitted with an electric immersion heater and access to the loft space.

LOUNGE: 5.41m x 3.54m (17'9" x 11'7")

Carved wood fire surround and having a marble insert and hearth together with a real life gas fire. Two radiators. Entry telephone system. Double glazed French doors to the Rear Garden.



KITCHEN: 4.58m x 2.80m (15'0" x 9'2")

Single drainer stainless steel sink unit. Range of base, wall and drawer units with roll top working surfaces. Electric and gas cooker points. Plumbing for automatic washing machine. Part tiled walls, double glazed window, radiator and fluorescent strip light.



BEDROOM 1: 3.60m x 2.84m (11'10" x 9'4")

Dual aspect double glazed windows, radiator and security system entry phone.



BEDROOM 2: 3.60m x 2.83m (11'10" x 9'3")

Double glazed window, radiator and built-in double wardrobe and mirrored door front.



SHOWER ROOM:

Cubicle with 'Mira' shower unit. Pedestal wash hand basin and low level WC. Part tiled walls, shaver point, double glazed window and radiator.



OUTSIDE:

Tarmacadam driveway providing parking space and leading to:-

GARAGE: 5.43m x 2.63m (17'10" x 8'8")

Up-and-over door, concrete base, fluorescent strip light and power and rear personal door.



The Front Garden is laid to lawn with security light to the front of the property. Side pedestrian access to the Rear Garden, which has a westerly facing aspect, is laid to lawn with an adjoining paved patio. Various flower beds together with trees and shrubs. Water tap, Shed and Greenhouse.



ENERGY PERFORMANCE RATING:

D67

SERVICES:

Mains Water, Electricity, Gas and Drainage are connected.

TENURE:

Freehold.

Vacant Possession on Completion.

OUTGOINGS:

Sedgemoor District Council, Tax Band: C
£1,630.58 for 2020/21



Details by: JF

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