



GIBBINS RICHARDS 

7 Canns Lane, Puriton, Nr. Bridgwater TA7 8AZ

£325,000

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Making home moves happen



A beautifully presented and extended two double bedroom semi-detached bungalow, offering off road parking for two/three vehicles and single garage. This delightful property has been extended to the rear by the current owners to provide a fabulous modern kitchen/diner with built-in appliances. Inner sitting room, good size separate utility room with ample space for white goods. An inner hallway leads to two double bedrooms and two shower rooms. To the front of the property there is an enclosed garden area with side driveway leading to the single garage. To the rear of the property is a private and fully enclosed garden laid to patio and lawn with mature shrubs and plants with useful garden shed and greenhouse.

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

The village of Puriton lies to the north/east of Bridgwater and offers an excellent range of local amenities. The property is also located within a short drive of Bridgwater's town centre and within easy access to the M5 motorway at Junction 23.

POPULAR VILLAGE LOCATION  
BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW  
STUNNING KITCHEN/DINING ROOM  
SEPARATE UTILITY ROOM  
GAS FIRED CENTRAL HEATING  
RECENTLY INSTALLED DOUBLE GLAZING  
TWO DOUBLE BEDROOMS  
TWO SHOWER ROOMS  
GOOD SIZE MATURE PRIVATE REAR GARDEN  
AMPLE OFF ROAD PARKING AND SINGLE GARAGE



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**Kitchen/Diner**

18' 5" x 11' 10" (5.61m x 3.60m) Rear aspect window and French doors to the garden. Fitted with a modern range of base and wall cupboard units. Integral low level fridge. Built-in oven and electric hob with extractor hood over. Built-in microwave.

**Utility Room**

10' 11" x 8' 10" (3.32m x 2.69m) Side aspect window. Fitted in a modern range of floor and wall cupboard units with ample space for white goods. 'Worcester' gas boiler.

**Sitting Room**

12' 0" x 11' 11" (3.65m x 3.63m) Radiator. Door to the inner Hallway

**Inner Hallway**

12' 11" x 5' 1" (3.93m x 1.55m) White panelled doors to all rooms. Loft access with pull down ladder.

**Bedroom 1**

13' 11" x 11' 11" (4.24m x 3.63m) Front aspect. Double bedroom. Chimney breast.

**Bedroom 2**

13' 10" x 10' 11" (4.21m x 3.32m) Front aspect bay window. Double bedroom.

**Shower Room**

5' 5" x 4' 0" (1.65m x 1.22m) Single corner shower cubicle with electric shower. Low level WC and hand wash basin with vanity storage under.

**Shower Room**

7' 10" x 5' 6" (2.39m x 1.68m) Side aspect window. Fitted with a white suite comprising triple width shower cubicle with mixer shower from the mains. Low level WC and hand wash basin with vanity storage under.

**Outside**

To the front of the property is an area of enclosed garden which is mainly laid to lawn with low level brick walling and side driveway. The driveway itself provides off road parking for up to three vehicles and leading to the single garage. A side access gate leads to a private and fully enclosed garden laid to patio and lawn with mature wildlife pond and established shrubs, plants and trees. The garden also benefits from a timber shed and greenhouse. Outside lighting and power. Hot and cold water tap.

**Garage**

14' 5" x 8' 2" (4.39m x 2.49m) Metal up and over door. Light and power. Door to rear garden.



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GROUND FLOOR  
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA - 921 sq.ft. (85.5 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. The 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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