



GIBBINS RICHARDS 
Making home moves happen

9 Culverhay Close, Puriton, Nr. Bridgwater TA7 8JJ
£259,950

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A spacious and well proportioned three bedroom semi-detached modern home located in a sought after village location. This property is generally well presented throughout, fully UPVC double glazed and warmed by gas fired central heating. The internal accommodation comprises in brief; entrance hall, kitchen, WC, sitting room, three first floor bedrooms (master with en-suite shower room) and family bathroom. Externally there is a carport to the side and enclosed tiered garden to the rear.

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

The property is located central to this popular village with easy access to local amenities. Bridgwater lies a short distance away and offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
THREE GOOD SIZE FIRST FLOOR BEDROOMS
CARPORT / OFF ROAD PARKING
POPULAR VILLAGE LOCATION
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
FULLY ENCLOSED REAR GARDEN
WELL PRESENTED THROUGHOUT



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Entrance Hall	13' 10" x 5' 10" (4.21m x 1.78m) Stairs rising to first floor. Doors to sitting room, kitchen and WC. Storage cupboard. Fuse board.
Kitchen	11' 2" x 10' 11" (3.40m x 3.32m) Front aspect window. Door to carport. Fitted with a range of matching eye and low level units with ample space for appliances.
WC	5' 2" x 2' 11" (1.57m x 0.89m) Fitted with a low level WC and pedestal wash hand basin.
Sitting Room	17' 2" x 14' 2" (5.23m x 4.31m) Rear aspect window and double doors to garden. Gas fire.
First Floor Landing	Doors to three bedrooms and bathroom.
Bedroom 1	11' 5" x 10' 6" (3.48m x 3.20m) Front aspect window. Built-in wardrobes. Hatch to loft. Door to;
En-Suite Shower Room	7' 8" x 6' 2" (2.34m x 1.88m) Front aspect obscure window. Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and enclosure shower cubicle.
Bedroom 2	14' 2" x 7' 11" (4.31m x 2.41m) Rear aspect window.
Bedroom 3	9' 1" x 8' 11" (2.77m x 2.72m) Rear aspect window.
Family Bathroom	7' 3" x 5' 7" (2.21m x 1.70m) Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over.
Outside	To the side of the property is a carport providing sheltered parking with pedestrian door to property. Situated to the rear is a good size fully enclosed tiered garden with a small paved area alongside the property. Outside light and tap.



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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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