



GIBBINS RICHARDS 

Brick Cottage, 20 Middle Street, Puriton, Nr. Bridgwater TA7 8AU

£215,000

GIBBINS RICHARDS   
Making home moves happen

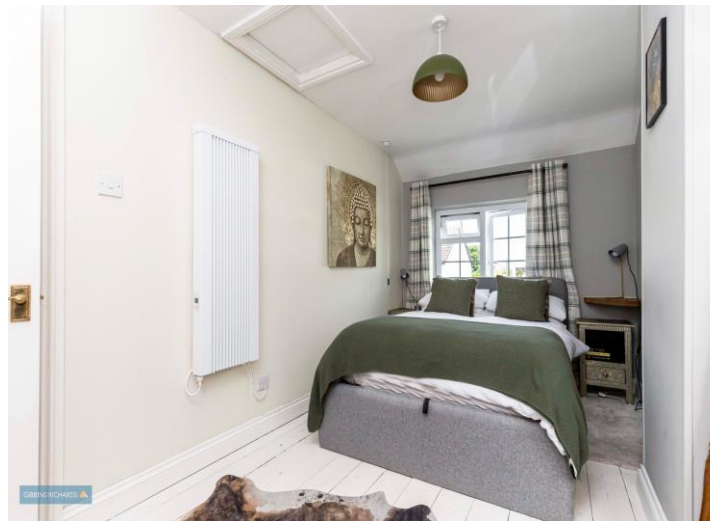


A charming detached cottage boasting a number of attractive features and located in the heart of this popular village on the edge of the 'Polden Hills'. The accommodation includes, sitting room with feature wood burner, bespoke kitchen with built-in appliances, downstairs Victorian style re-fitted bathroom suite, two first floor double bedrooms. Electric central heating. Small courtyard rear garden.

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

An internal viewing is highly recommended to fully appreciate this charming detached cottage. The present owner has carried out a number of improvements over recent years including a replacement wood burner, as well as smart electrical radiators, bespoke kitchen with built-in appliances. Therefore an internal viewing is strongly advised. The property is located in the popular village of Puriton which contains a nearby post office/general stores, butchers, hairdressers and popular primary school and pub. The property is ideally placed for the commuter being a short drive to Junction 23 of the M5 motorway. Bridgwater town centre lies approximately four miles distant and boasts a wide and comprehensive range of leisure and shopping facilities, and the popular seaside town of Burnham On Sea is only five miles distant.

UNIQUE DETACHED COTTAGE  
TASTEFULLY RENOVATED  
SITTING ROOM WITH WOOD BURNER  
RE-FITTED BESPOKE KITCHEN WITH BUILT-IN APPLIANCES  
VICTORIAN STYLE DOWNSTAIRS BATHROOM  
TWO FIRST FLOOR DOUBLE BEDROOMS  
SMART ELECTRICAL HEATING SYSTEM  
EASY TO MAINTAIN COURTYARD GARDEN







#### Sitting Room

15' 5" x 13' 5" (4.70m x 4.09m) Feature inglenook fireplace with wood burner. Two electric radiators. Double glazed opaque window. Arch through to a split level kitchen.

#### Kitchen

12' 5" x 8' 5" (3.78m x 2.56m) Fitted with a range of bespoke floor and wall cupboard units incorporating built-in dishwasher and washer/dryer unit. Cookmaster Range oven, electric smart radiator, sky light.

#### Lobby Area

#### Bathroom

Door to outside. Door to; 8' 0" x 6' 6" (2.44m x 1.98m) Beautifully fitted in a 'Victorian' style theme comprising bath with mixer and drop head rainhead attachment, vanity wash hand basin, low flush WC, fully tiled walls and mosaic tiled flooring.

#### First Floor Landing

#### Bedroom 1

Airing cupboard containing hot water tank. 13' 5" x 7' 6" (4.09m x 2.28m) Exposed painted floor boards. Access to loft space. Tall electric smart radiator. Double glazed window to front aspect.

#### Bedroom 2

13' 5" x 7' 5" (4.09m x 2.26m) (maximum) Former fireplace recessed. Exposed painted floor boards. Electric smart radiator. Double glazed front aspect window.

#### Outside

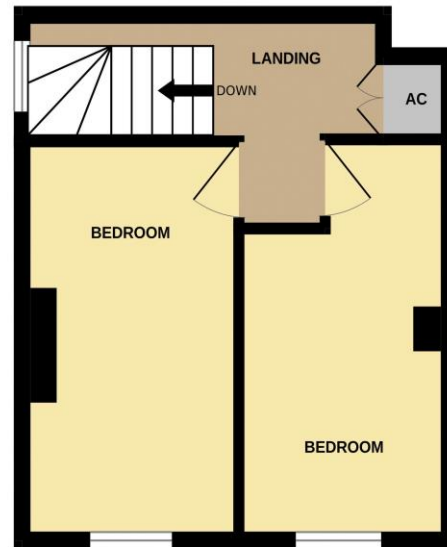
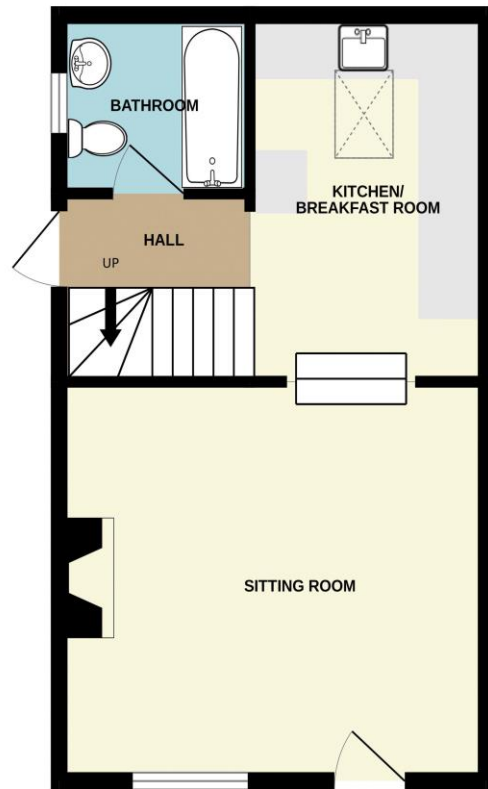
Side gate leads through to a small courtyard garden.



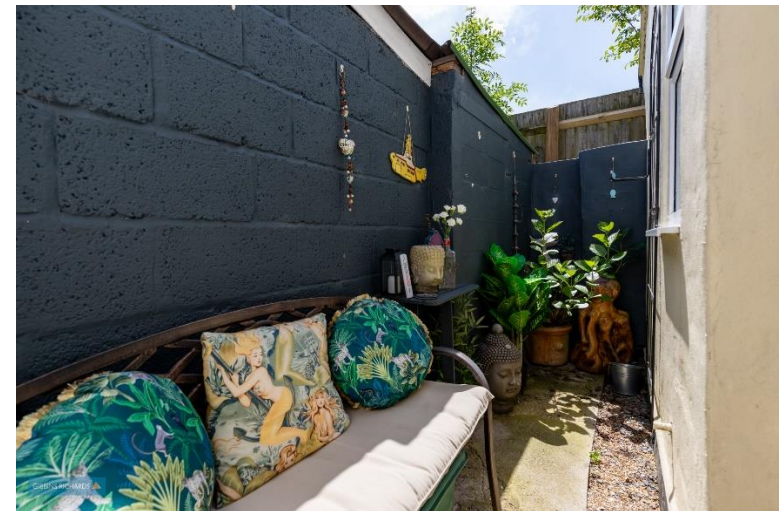


GROUND FLOOR

1ST 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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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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