



23 Rowlands Rise, Puriton, Nr. Bridgwater TA7 8BT

Fixed £350,000

GIBBINS RICHARDS 
Making home moves happen

A most spacious and extended family home located within a popular village within easy reach of a nearby primary school as well as being within convenient reach of the M5 motorway at Junction 23. The accommodation comprises; entrance lobby, sitting room, kitchen/dining room, utility room, cloakroom, snug, four first floor bedrooms, including en-suite shower room and family bathroom. Ample off road parking, large garage/workshop and low maintenance garden.

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

An internal viewing is highly recommended to fully appreciate the size of accommodation on offer. The property has been enhanced over the years and benefits from a two storey extension creating additional bedroom, sitting room with utility and cloakroom. The property is situated close to the heart of this popular village on the edge of the picturesque Polden Hills. The towns of Glastonbury and Street are within easy reach, whilst the M5 motorway at Junction 23 is within a short drive away. Bridgwater town centre is approximately four miles distant.

- EXTENDED DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- SPACIOUS RE-FITTED KITCHEN/DINING ROOM
- CLOAKROOM / UTILITY
- FOUR BEDROOMS INCLUDING EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- LARGE GARAGE/WORKSHOP
- LOW MAINTENANCE REAR GARDEN
- POPULAR VILLAGE LOCATION / EASY ACCESS TO M5 MOTORWAY





Entrance Lobby
Sitting Room

14' 10" x 13' 0" (4.52m x 3.96m) with brick built fireplace containing a feature wood burning stove. Understairs storage.

Kitchen/Dining Room

18' 0" x 10' 10" (5.48m x 3.30m) The kitchen has been re-fitted with a quality range of built-in units with granite work surfaces. Range recess and built-in dishwasher unit.

Utility

Gas fired central heating boiler. Storage cupboard.

Cloakroom

WC and wash basin.

Snug

10' 10" x 8' 10" (3.30m x 2.69m) Access to garden.

First Floor Landing

With air conditioning/heating unit.

Bedroom 1

10' 10" x 10' 6" (3.30m x 3.20m)

En-Suite Shower Room

Shower enclosure. WC and wash basin.

Bedroom 2

12' 10" x 10' 10" (3.91m x 3.30m)

Bedroom 3

16' 0" x 6' 10" (4.87m x 2.08m)

Bedroom 4

9' 5" x 6' 11" (2.87m x 2.11m) with over stairs storage.

Bathroom

Comprising of panelled bath with shower unit over, vanity wash basin and WC.

Outside

There is a four car paviour driveway to front with long side drive leading to garage/workshop. The rear garden is predominantly pavioured with store shed to side - 14' 0" x 8' 0" (4.26m x 2.44m).

Garage/Workshop

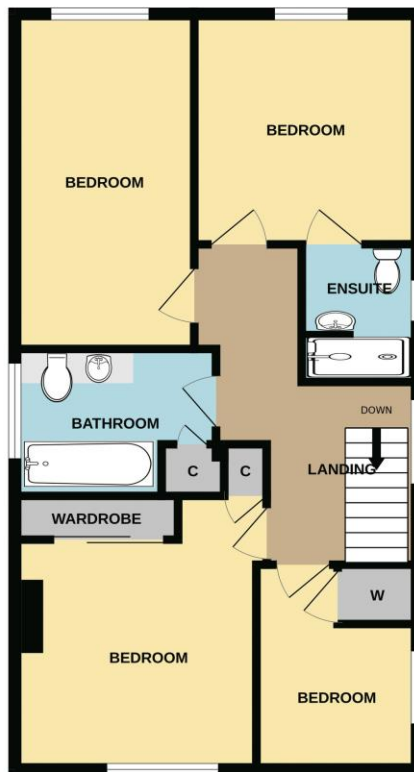
22' 0" x 19' 8" (6.70m x 5.99m) with light and power.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.4 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. 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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