



GIBBINS RICHARDS 
Making home moves happen

43 Rowlands Rise, Puriton, Nr. Bridgwater TA7 8BU
Guide Price £350,000

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SEEING IS BELIEVING! A superbly refurbished and extended semi-detached chalet style home that must be viewed internally to be fully appreciated. Generous size rear garden with detached studio. The accommodation comprises in brief; entrance hall, sitting room, downstairs cloakroom, superb open plan kitchen/dining/family room, three first floor bedrooms and re-fitted bathroom. Driveway, garage, ample off road parking, generous size garden.

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

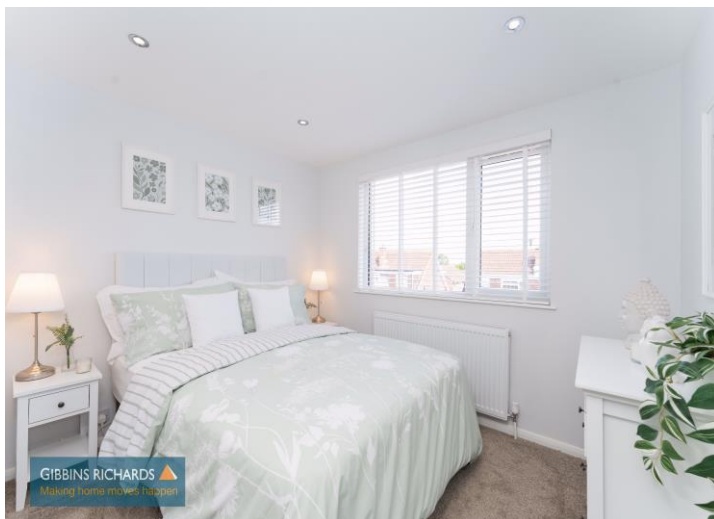
This stunning chalet style home has undergone an extensive programme of refurbishments over recent years to include re-wiring, re-plumbing, newly fitted kitchen as well as a loft conversion creating three bedrooms and a superb bathroom to the first floor. The property further benefits from a driveway, secure gates leading to a detached garage with remote control door as well as a generous size south-facing and fully enclosed garden which contains a detached and fully insulated studio room which contains a kitchenette and WC.

Puriton is a popular village located just off the M5 junction 23 which provides comfortable access to Exeter, Bristol and beyond. Within the village there are a number of day to day amenities to include general stores, post office, popular butchers, primary school, church, community hall and playing fields. Bridgwater town centre is approximately four miles distant and provides a wide and comprehensive range of facilities.

SUPERBLY REFURBISHED HOME
GENEROUS SIZE SITTING ROOM
DOWNSTAIRS CLOAKROOM / UTILITY
STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM
THREE FIRST FLOOR BEDROOMS
SPACIOUS FIRST FLOOR BATHROOM
EASY ACCESS TO THE M5 MOTORWAY
GAS CENTRAL HEATING / DOUBLE GLAZING
GENEROUS SIZE REAR GARDEN WITH STUDIO



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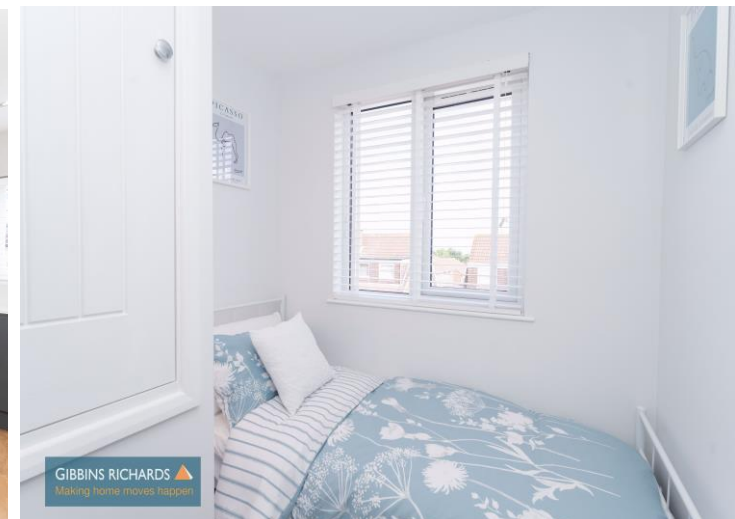
Entrance Hall	Stairs to first floor. Cloaks cupboard. Utility cupboard.
Sitting Room	15' 10" x 11' 10" (4.82m x 3.60m) Front aspect window.
Cloakroom	Side aspect obscure window. Low level WC and wash hand basin.
Utility Cupboard	Containing gas fired central heating boiler. Plumbing for washing machine.
Kitchen/Dining/Family Room	('L' shaped) 19' 5" x 15' 0" (5.91m x 4.57m) reducing to 11' 10" (3.60m) in part. The kitchen area contains integrated appliances to include dishwasher, oven. Recess for 'American' style fridge/freezer unit. Access to garden.
First Floor Landing	Doors to three bedrooms and bathroom.
Bedroom 1	11' 6" x 10' 0" (3.50m x 3.05m) Rear aspect window. Built-in wardrobes.
Bedroom 2	11' 5" x 9' 8" (3.48m x 2.94m) Front aspect window. Built-in wardrobes.
Bedroom 3	7' 10" x 6' 8" (2.39m x 2.03m) Front aspect window. Over stairs cupboard.
Bathroom	11' 5" x 6' 8" (3.48m x 2.03m) Rear aspect obscure window. Four piece suite to include walk-in shower, bath, vanity wash hand basin and low level WC.
Outside	Side driveway with timber gates leading a further driveway which provides potential for off road parking for further vehicles which in turn leads to a detached GARAGE with electronic roller door, light and power. The rear garden is of generous size and incorporates a decking section, long lawn with pathway and gravelled patio sections. To the rear of the garden there is a detached a fully insulated STUDIO containing a kitchenette and WC.



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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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