



GIBBINS RICHARDS   
Making home moves happen

4 Waterloo, Puriton, Nr. Bridgwater TA7 8BB  
**£249,950**

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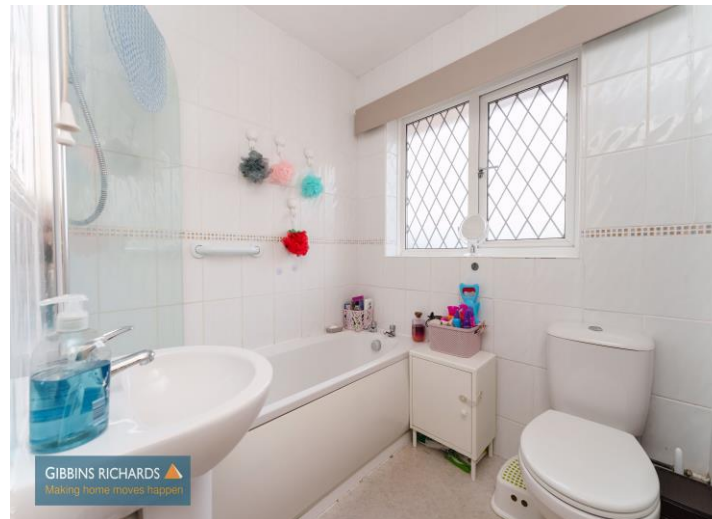
**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

A lovely three bedroom semi-detached property located in the ever popular village of Puriton, the property comes to the market with ample off road parking, private enclosed garden to the rear and ample living accommodation. The accommodation comprises in brief; entrance hall, sitting room, kitchen/diner, three first floor bedrooms and family bathroom.

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

The property is situated close to the heart of this popular village on the edge of the picturesque Polden Hills and within the village itself there are local day to day amenities to include stores, post office, butchers and popular primary school. 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 and provides a wide and comprehensive range of facilities.

NO ONWARD CHAIN  
THREE BEDROOMS  
SEMI-DETACHED HOUSE  
MULTIPLE OFF ROAD PARKING  
POPULAR VILLAGE LOCATION  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
GAS CENTRAL HEATING  
PRIVATE ENCLOSED REAR GARDEN  
EASY ACCESS TO THE M5 MOTORWAY







Entrance Hall  
Sitting Room

Stairs to first floor.  
16' 5" x 12' 2" (5m x 3.7m) Rear aspect window and door to garden.

Kitchen

10' 10" x 8' 2" (3.3m x 2.5m) Front and side aspect windows. Matching floor and wall cupboard units. Integrated electric oven and hob. Space and plumbing for washing machine.

Dining Area

17' 5" x 7' 10" (5.3m x 2.4m) (max) Front aspect window.

First Floor Landing

Doors to three bedrooms and bathroom. Hatch to loft.

Bedroom 1

12' 2" x 9' 10" (3.7m x 3.0m) Rear aspect window.

Bedroom 2

9' 2" x 8' 10" (2.8m x 2.7m) Front aspect window.

Bedroom 3

8' 10" x 6' 3" (2.7m x 1.9m) Rear aspect window.

Bathroom

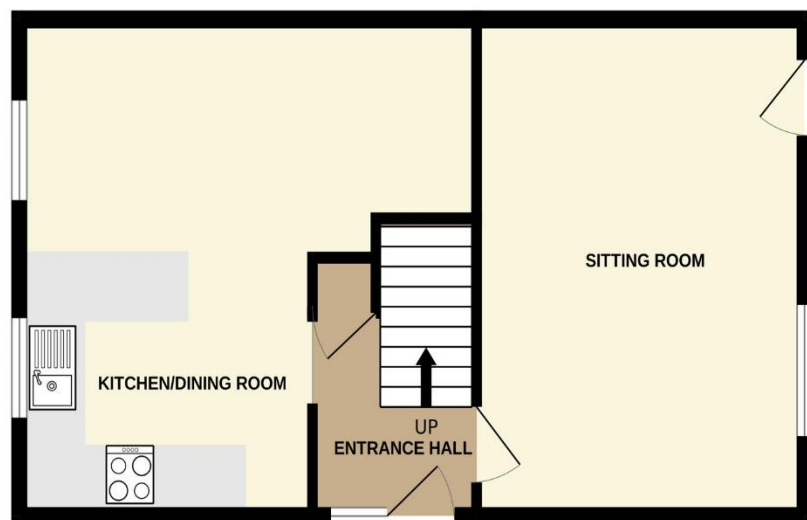
6' 7" x 5' 7" (2.0m x 1.7m) Front aspect obscure window. Low level WC, wash hand basin and bath with overhead electric shower.

Outside

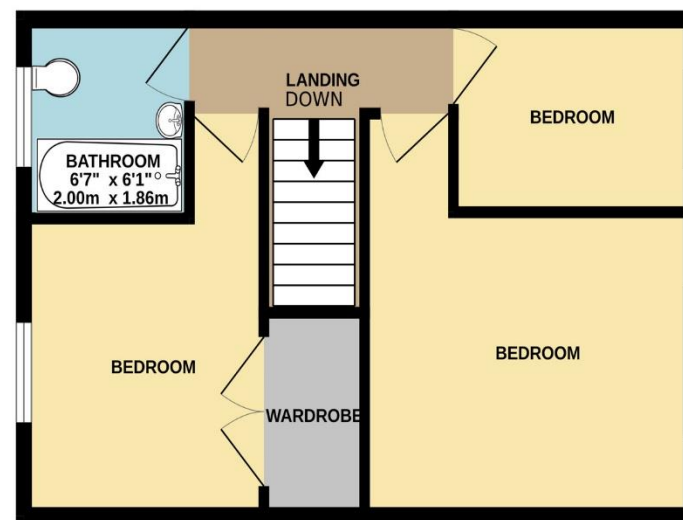
Off road parking to the front for multiple vehicles and to the rear is a private and fully enclosed tiered garden. Storage shed.



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.



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)