



GIBBINS RICHARDS 
Making home moves happen

43 Rowlands Rise, Puriton, Nr. Bridgwater TA7 8BU
£342,950

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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. Two car driveway, garage, ample off road parking, generous south facing garden. Superb fully insulated garden lodge.

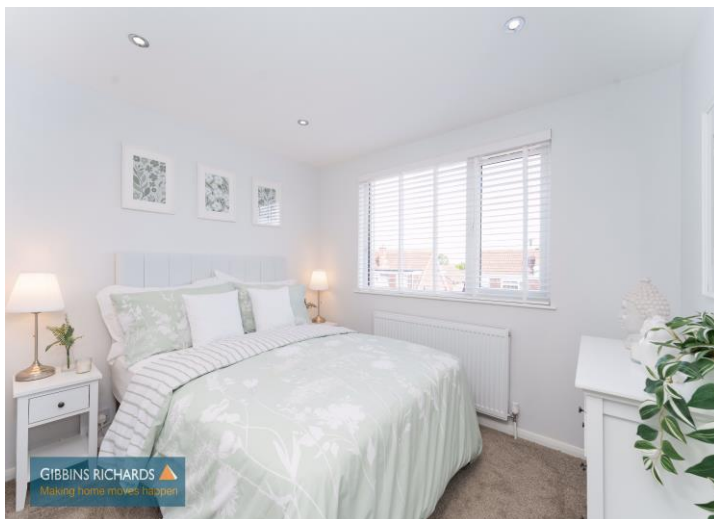
Tenure: Freehold / Energy Rating: C / Council Tax Band: C

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 AND 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
LARGE SOUTH FACING REAR GARDEN WITH STUNNING LODGE
GARAGE AND OFF ROAD PARKING FOR 2 CARS



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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	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 off road parking for at least two vehicles and 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 superb detached a fully insulated LODGE containing studio room, kitchenette and WC.



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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. The 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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