



**GIBBINS RICHARDS**   
Making home moves happen

**24 Newlyn Crescent, Puriton, Nr. Bridgwater TA7 8BS**  
**£249,950**

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A well presented two bedroom semi-detached bungalow in the desirable village of Puriton with multiple off road parking, car port and extended garage/workshop area. The accommodation comprises in brief; entrance hall, sitting room, kitchen, two bedrooms and re-fitted shower room. The property is warmed by electric panel heaters and fully double glazed. Private and enclosed and rear garden.

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

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.

TWO BEDROOM SEMI DETACHED BUNGALOW  
OFF ROAD PARKING FOR UP TO FIVE VEHICLES  
ATTRACTIVE SITTING ROOM  
MODERN KITCHEN  
RE-FITTED SHOWER ROOM  
FULLY DOUBLE GLAZED  
ELECTRIC PANEL HEATING  
ATTRACTIVE & FULLY ENCLOSED REAR GARDEN  
CAR PORT / EXTENDED GARAGE/WORKSHOP  
POPULAR VILLAGE LOCATION





Entrance Hall  
Sitting Room

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Car Port

Outside

('L' shaped) Doors to all rooms.  
12' 5" x 12' 5" (3.78m x 3.78m) Front aspect window. Feature fireplace.  
11' 3" x 7' 4" (3.43m x 2.23m) Rear aspect window. Fitted with a range of white units to base and wall. Space for freestanding white goods. Side aspect door providing access into the carport.  
11' 6" x 11' 2" (3.50m x 3.40m) Rear aspect window.  
11' 5" x 6' 9" (3.48m x 2.06m) (currently being used as a Dining room) Front aspect window.  
7' 8" x 4' 11" (2.34m x 1.50m) Side aspect obscure window. Re-fitted in a modern white suite comprising low level WC, wash hand basin with vanity unit under, walk-in double width shower with electric shower.  
21' 3" x 8' 6" (6.47m x 2.59m) Side car port opens up into what was the original garage that has been greatly extended to the rear and side and opens into a garden store. Ideal workshop.

The frontage provides ample off road parking for up to five vehicles, one within the car port. Enclosed with hedging and there is a lawned area and shrubbed area. The rear garden is fully enclosed, mainly laid to lawn with covered area ideal for seating.





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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