



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



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Entrance Hall  
Sitting Room

('L' shaped) Doors to all rooms.  
12' 5" x 12' 5" (3.78m x 3.78m) Front aspect window. Feature fireplace.

Kitchen

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.

Bedroom 1

11' 6" x 11' 2" (3.50m x 3.40m) Rear aspect window.

Bedroom 2

11' 5" x 6' 9" (3.48m x 2.06m) (currently being used as a Dining room) Front aspect window.

Shower Room

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.

Car Port

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.

Outside

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.



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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. 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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