



GIBBINS RICHARDS   
Making home moves happen

4 Webbers Way, Puriton, Nr. Bridgwater TA7 8AS

£475,000

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\* Five double bedrooms \* Large family kitchen/ breakfast room \* Three bathrooms

This spacious five double bedroom linked detached home has been greatly improved by the current owners and offers flexible accommodation. The lounge has patio doors opening onto the rear garden, while the open-plan kitchen, dining and family room has bay window to the front and patio doors to the rear garden. There's also a useful home office, together with a utility room and downstairs cloakroom. Upstairs, you'll find five generously sized double bedrooms. Bedrooms one and two both benefit from en-suite shower rooms, while the remaining bedrooms are served by a family bathroom fitted with both a bath and separate double shower.

Outside, the enclosed rear garden enjoys a sunny aspect. The property also enjoys an elevated position within the development and comes with a garage, electric vehicle charging point and a brick-built workshop.

Puriton is a popular village located to the north-east of Bridgwater, offering excellent access to Junction 23 of the M5 motorway, making it ideal for commuters. Bridgwater town centre is just a short drive away and provides a wide range of shopping, leisure and financial amenities, along with a good selection of cafés, restaurants and everyday conveniences.

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

Five double bedrooms  
Two en-suites and family bathroom  
Rear aspect lounge with garden access  
Additional reception/office and utility room  
Large kitchen / diner / family room  
Downstairs WC  
Garage / Electric vehicle charging point / Workshop  
Driveway and space for additional parking  
Sunny level rear garden  
Owned solar panels





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Reception Hall	10' 6" x 5' 9" (3.20m x 1.75m) Stairs to first floor.
Reception Room/ Office	10' 6" x 8' 4" (3.20m x 2.54m) Front aspect bay window.
Lounge	14' 7" x 14' 4" (4.44m x 4.37m) Rear aspect French doors to garden. Understairs storage cupboard. Feature fireplace.
Kitchen/Dining/Family Room	25' 0" x 20' 0" (7.61m x 6.09m) max L-shaped room. Dual aspect windows French doors to garden. Front aspect bay window. Modern range of base wall and tall units. Kitchen Island. Door to;
Utility Room	9' 10" x 6' 7" (2.99m x 2.01m) Side aspect window and door to outside. Units to base and wall. Space for washing machine.
WC	6' 1" x 3' 1" (1.85m x 0.94m) Front aspect window. WC and handwash basin.
First Floor	
Bedroom 1	12' 3" x 11' 7" (3.73m x 3.53m) max Rear aspect window. Built-in range of wardrobes. Door to;
En-Suite	8' 4" x 3' 11" (2.54m x 1.19m) Side aspect window. Double shower cubicle. Low level WC and handwash basin.
Bedroom 2	11' 0" x 9' 10" (3.35m x 2.99m) Rear aspect window. Built-in double wardrobe. Access to;
En-Suite	9' 7" x 6' 6" (2.92m x 1.98m) Rear aspect window. Double shower cubicle. WC and vanity handwash basin.
Bedroom 3	14' 8" x 9' 10" (4.47m x 2.99m) Two front aspect
Bedroom 4	10' 0" x 10' 7" (3.05m x 3.22m) Front aspect window
Bedroom 5	10' 6" x 9' 8" (3.20m x 2.94m) Front aspect window.
Bathroom	9' 10" x 9' 7" (2.99m x 2.92m) max Front aspect window. Double shower cubicle. Bath. Handwash basin and low level WC.
Outside	The frontage is mainly laid to lawn with sweeping driveway to the garage. The rear garden is laid to lawn with large patio area and gate to frontage.
Garage	16' 7" x 8' 3" (5.05m x 2.51m) Side aspect door.
Workshop	12' 6" x 8' 3" (3.81m x 2.51m) Side aspect window.



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TOTAL FLOOR AREA: 1964 sq.ft. (182.4 sq.m.) approx.

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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