



GIBBINS RICHARDS   
Making home moves happen

7 Purewell, Puriton, Bridgwater TA7 8BA

£322,500

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**\*\* Full planning permission for a loft conversion, front dormer and porch extension. Full details can be found on Somerset Council's website - Application Number: 42/24/00025 \*\***

**Extended Three Bedroom Bungalow | Large Kitchen/Dining/Family Room | Ample Parking & Garage | Generous Rear Garden**

An extended three-bedroom semi-detached bungalow with ample off-road parking, garage, generous rear garden and a superb open-plan kitchen/dining/family room, set within the popular village of Puriton.

The property offers spacious and versatile accommodation, with the centrepiece being the impressive open-plan kitchen/dining/family room. This bright and sociable space is fitted with a range of modern units, breakfast bar seating, skylights and doors opening directly onto the rear patio and garden, making it ideal for everyday family life and entertaining alike. There is also a separate sitting room, three bedrooms and a modern family bathroom.

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

- Total floor area - 852 sq.ft (79.2 sq.m) approx.
- Extended semi-detached bungalow
- Three bedrooms
- Impressive open-plan kitchen/dining/family room
- Separate sitting room
- Modern family bathroom
- Ample off-road parking
- Garage
- Generous enclosed rear garden
- Popular Puriton location



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Entrance Hall

Leading to; Three bedrooms, family lounge and bathroom.

Bedroom 1

11' 10" x 10' 5" (3.60m x 3.17m) Front aspect window.

Bedroom 2

10' 5" x 8' 10" (3.17m x 2.69m) Front aspect window.

Bedroom 3

10' 4" x 7' 3" (3.15m x 2.21m) Side aspect window.

Lounge

15' 4" x 10' 3" (4.67m x 3.12m) Opening into the kitchen/diner

Kitchen/Diner

21' 1" x 13' 2" (6.42m x 4.01m) French doors open onto the garden, complemented by a rear-aspect window that allows plenty of natural light. The kitchen is fitted with a modern range of units and benefits from a useful pantry cupboard.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m) The bathroom is fitted with a square P-shaped bath with shower over, a built-in vanity wash hand basin, and a low-level WC.

Outside

Externally, the property benefits from ample off-road parking in addition to a garage. To the rear, there is a generously sized garden, featuring both a patio area and a lawn, providing an ideal space for outdoor entertaining and family enjoyment. A pedestrian door also provides convenient access from the garden into the garage.



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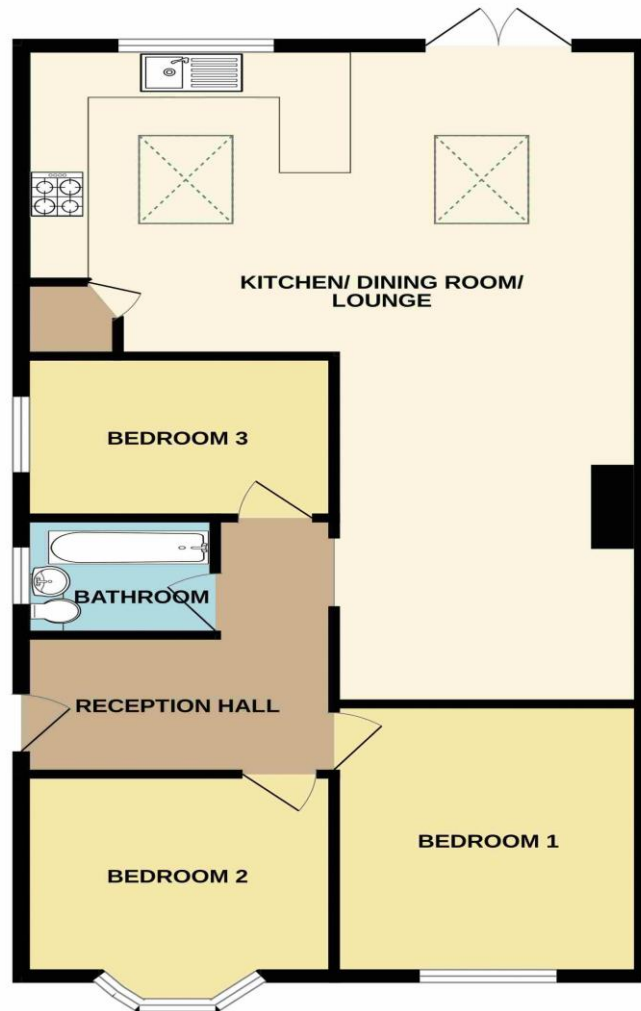


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GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



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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