



GIBBINS RICHARDS 
Making home moves happen

15 Culverhay Close, Puriton, Nr. Bridgwater TA7 8JJ
£249,500

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*** Popular village location * Three bedrooms * No onward chain ***

A cleverly designed three bedroom semi-detached house is offered for sale with no onward chain and situated in a quiet position within this popular village and within walking distance to village amenities.

The accommodation is arranged over three levels and comprises in brief; entrance hall, sitting room, kitchen/dining room, WC, to the first floor a landing leads to a double bedroom and bathroom with two further bedrooms on the top floor. There is an enclosed garden to the rear and carport/off road parking to the side.

Puriton is located to north/east of Bridgwater and within easy access to the M5 motorway at Junction 23. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities.

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

Total floor area - 966 sq.ft. (89.8 sq.m.) approx.

No onward chain

Enclosed rear garden

Three first floor bedrooms

UPVC double glazing

Gas central heating

Spacious well proportioned home

Walking distance to village amenities

Easy M5 access



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Entrance Hall	8' 9" x 5' 6" (2.66m x 1.68m) Steps leading down to kitchen/dining room, doors to storage cupboard, WC and double doors to sitting room. Stairs to first floor.
Sitting Room	15' 6" x 10' 9" (4.72m x 3.27m) Front aspect window. Feature fireplace.
WC	4' 11" x 2' 11" (1.50m x 0.89m) High level electric fuse board. Low level WC and wash hand basin.
Lower Level Lobby Kitchen/Diner	8' 7" x 7' 0" (2.61m x 2.13m) leading to; 19' 11" x 8' 9" (6.07m x 2.66m) Rear aspect window and double opening doors to garden. Modern range of matching eye and low level units, space for 'Range' cooker (not included), extractor fan and light over, space and plumbing for washing machine.
First Floor Landing	Doors to Bedroom 2 and bathroom. Door to airing cupboard housing gas combination boiler.
Bedroom 2	11' 10" x 8' 10" (3.60m x 2.69m) Rear aspect window.
Bathroom	7' 10" x 5' 6" (2.39m x 1.68m) Rear aspect obscure window. Fitted within a white four piece matching suite comprising low level WC, wash hand basin, bath and separate corner shower cubicle.
Second Floor Landing Bedroom 1	Doors to two bedrooms and storage cupboard. 10' 9" x 10' 9" (3.27m x 3.27m) Front aspect window. Built-in wardrobes (into eaves), door to; 6' 7" x 5' 6" (2.01m x 1.68m) Low level WC, wash hand basin and shower enclosure.
En-Suite Shower Room	
Bedroom 3	8' 7" x 5' 4" (2.61m x 1.62m) (excluding door recess) Front aspect window.
Outside	To the side of the property there is a carport/off road parking. The rear garden is enclosed by timber fencing and stone wall with an area of decking immediately adjoining the property.



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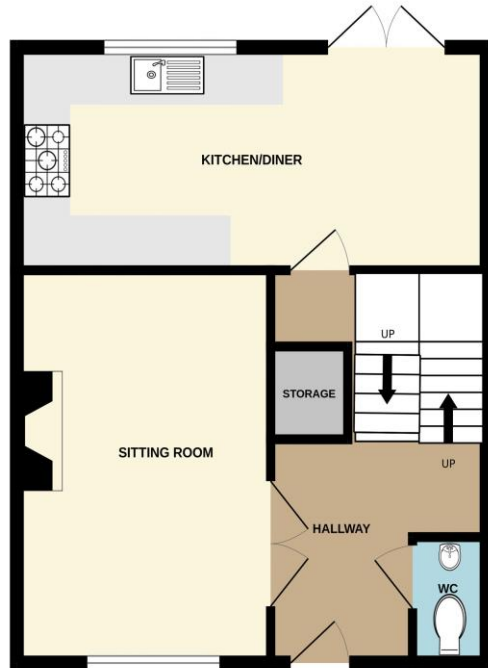


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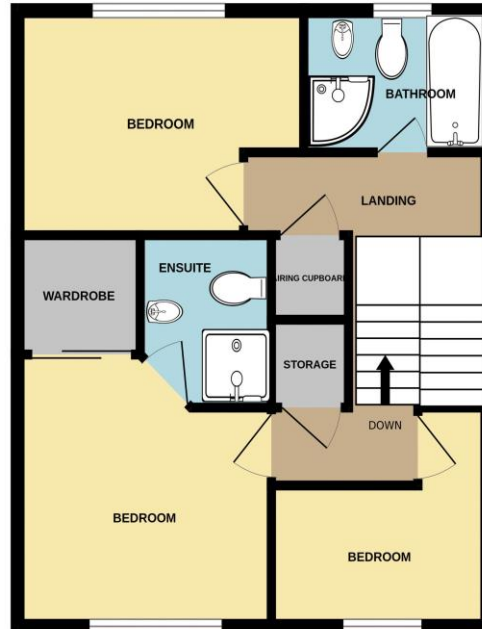


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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



FIRST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.8 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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