



25 Hillside, Puriton, Nr. Bridgwater TA7 8AN

£224,950

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom end of terrace property located in a popular village location within easy access to local amenities as well as being conveniently placed for the M5 motorway. The accommodation comprises; entrance hall, cloakroom, sitting room, kitchen/breakfast room, three first floor bedrooms and shower room. Low maintenance rear garden with useful outbuilding, off road parking for two vehicles.

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

This modern three bedroom end of terrace could be the perfect choice for a first time buyer and benefits from gas central heating and double glazing. Puriton is a popular village which lies on the edge of the 'Polden Hills'. There are local facilities close by to include general stores, post office, butchers, primary school and pub, whilst Junction 23 of the M5 motorway is within easy reach.

PERFECT FIRST HOME
THREE BEDROOMS
LOW MAINTENANCE REAR GARDEN
OFF ROAD PARKING
GAS CENTRAL HEATING
POPULAR VILLAGE LOCATION
EASY ACCESS TO THE M5 MOTORWAY



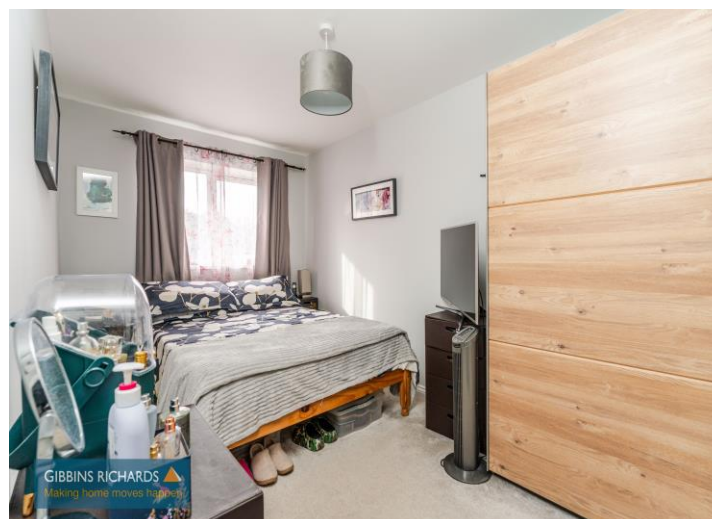


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Entrance Hall	Stairs to first floor.
Cloakroom	Low level WC and wash hand basin.
Sitting Room	14' 2" x 12' 10" (4.31m x 3.91m) French doors to rear garden.
Kitchen/Diner	14' 8" x 7' 5" (4.47m x 2.26m) Built-in gas oven and hob as well as a Vaillant combination gas fired boiler (re-fitted approximately four years ago).
First Floor Landing	Access to loft space. Linen cupboard.
Bedroom 1	13' 5" x 7' 8" (4.09m x 2.34m) plus wardrobe recess.
Bedroom 2	10' 5" x 7' 8" (3.17m x 2.34m)
Bedroom 3	10' 5" x 6' 3" (3.17m x 1.90m)
Shower Room	6' 11" x 6' 2" (2.11m x 1.88m) Low level WC, wash hand basin and walk-in shower enclosure.
Outside	To the front of the property there is off road parking for two vehicles. Side access leads to a low maintenance rear garden with a two tiered patio and access to a very useful timber outbuilding which is insulated with light and power.



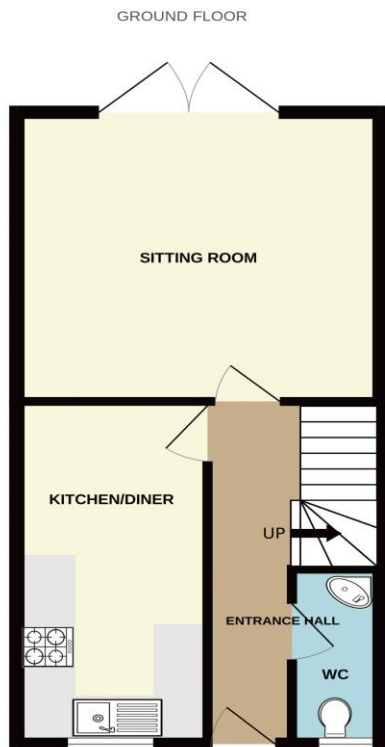
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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