



GIBBINS RICHARDS 

3 Pear Tree Close, Puriton, Nr. Bridgwater TA7 8FP

£245,000

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Making home moves happen

A well presented three bedroom semi-detached home providing en-suite shower room, side driveway and private rear garden. The accommodation includes; entrance hall, cloakroom, sitting/dining room, well equipped kitchen with built-in appliances, three first floor bedrooms including en-suite shower room and separate bathroom. Side driveway benefitting from two tandem parking spaces with access to a low maintenance rear garden.

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

An internal viewing is highly recommended to fully appreciate this well presented three bedroom semi-detached home which enjoys a cul-de-sac position. The property is located in the popular village of Puriton which boasts a number of amenities to include post office, general stores, butchers, hairdressers, primary school etc. The M5 motorway at Junction 23 is easily accessible, whilst Bridgwater town centre is under four miles distant.

WELL PRESENTED
SEMI-DETACHED HOUSE
POPULAR AREA
LOW MAINTENANCE REAR GARDEN
EN-SUITE SHOWER ROOM / CLOAKROOM / FAMILY BATHROOM
PERFECT FIRST HOME / INVESTMENT
DOUBLE GLAZED
GAS CENTRAL HEATING
NO ONWARD CHAIN



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Entrance Hall	
Cloakroom	WC and wash hand basin.
Sitting/Dining Room	20' 0" x 14' 0" (6.09m x 4.26m) reducing to 11' 5" (3.48m) wide to dining area. Understairs storage. French doors to rear garden.
Kitchen	11' 5" x 7' 8" (3.48m x 2.34m) Comprehensively fitted with built-in appliances to include oven, gas hob, dishwasher, fridge/freezer, plumbing for washing machine and concealed gas fired boiler.
First Floor Landing	
Bedroom 1	11' 5" x 9' 8" (3.48m x 2.94m) Built-in wardrobes.
En-Suite Shower Room	Double shower enclosure, WC and wash hand basin.
Bedroom 2	12' 8" x 7' 10" (3.86m x 2.39m)
Bedroom 3	12' 2" (3.71m) reducing to 9' 0" (2.74m) x 6' 5" (1.95m)
Bathroom	7' 8" x 5' 6" (2.34m x 1.68m) Equipped in a white three piece suite comprising low level WC, wash hand basin and bath.
Outside	Tandem driveway for two cars to the side. Access leads to a low maintenance rear garden with decking, artificial lawn, raised planters and paved patio area.

AGENTS NOTE The property is subject to an annual estate management fee of approximately £195 payable to Puriton Gate Management Company Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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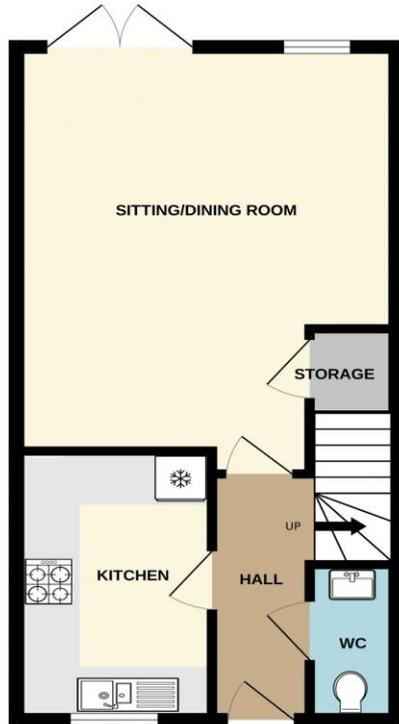


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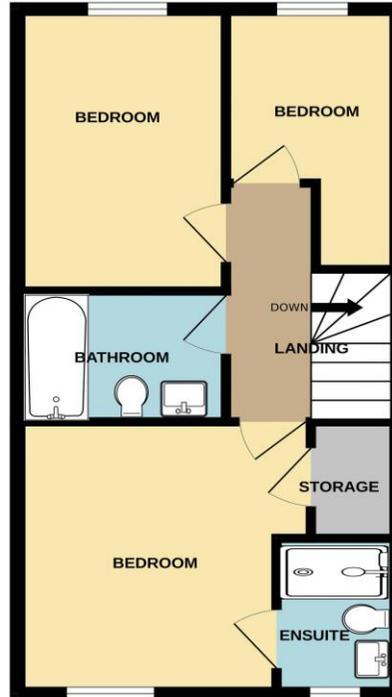


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GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 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.



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 £30 + VAT (£36) 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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