

£249,950
Freehold





4 Birch Avenue, Puriton, Bridgwater, Somerset TA7 8AJ



Features

- Three Bedrooms
- Two Large Reception Rooms
- Cloakroom
- Garage
- Good Commuting Connections
- Village Location
- Parking for Several Cars
- Double Glazing
- Log Burner
- Fully Enclosed Rear Garden

Summary of Property

A three bedroom terraced house in the village of Puriton situated within the Polden Hills with outstanding views. This property benefits from double glazing, garage and off road parking for several vehicles. The accommodation briefly comprises of an entrance hallway, three bedrooms, two reception rooms, kitchen, cloakroom, family bathroom and electric central heating. To the rear is an enclosed garden with a patio area for alfresco dining, access to the garage and off road parking.

Constructed with facing brick and having a part exterior cladding. The roof is tiled, felted and insulated. The property has been extended at the rear and now presents itself as an ideal family home.

EPC: D 67. Council Tax Band: B £1624.49 for 2023/2024.

Mains Water, Electricity & Drainage are connected.

Freehold. Vacant Possession on Completion.

Room Descriptions

PORCH

Double-glazed entrance door and two double-glazed windows

ENTRANCE HALL

Double-glazed sliding door, wood laminate flooring and two understairs cupboards

LOUNGE - DINER: 6.22m x 3.64m (reducing to 2.66m)

Fire place with fitted wood burner, double-glazed window, coved ceiling and double door to:-

STUDY: 2.50m x 2.21m

Double-glazed window, wall-mounted heater and sky light

KITCHEN - 2.98m x 2.64m

1 ½ bowl single drainer stainless steel sink unit. Range of base, wall and drawer units with rolltop working surfaces. Plumbing for an automatic washing machine and a dishwasher. Part-tiled walls, cooker hood and three spotlights. Opening to:-

DINING ROOM - 3.65m x 2.64m

Wall-mounted heater. Skylight

CLOAKROOM

White suite comprising low-level WC, wash hand basin, tiled splash back and double-glazed window

LANDING

Access to the loft space

BEDROOM - 3.58m x 2.71 m

Double-glazed window and built-in double wardrobe

BEDROOM - 2.88m x 2.39m

Double-glazed window and built-in wardrobe

BEDROOM - 2.31m x 1.86m

Double-glazed window, wall-mounted heater and open-fronted wardrobe and cupboard

BATHROOM

White suite comprising panelled bath with shower unit, rail and curtain. Wash hand basin with cupboard under and low-level WC. Double-glazed window, heated towel rail and extractor fan

OUTSIDE

The Front Garden is laid to lawn with various shrubs. Vehicular parking space and leading to:-

GARAGE

Up-and-Over door

REAR GARDEN

The enclosed Rear Garden has a southerly-facing aspect and is laid to lawn with an adjoining patio and open store. Rear Pedestrian access.



Floorplan



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Material Information

Utilities Services:

Mains Water, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online