



**Canns Lane
Puriton
Bridgwater
Somerset
TA7 8AZ**

Offers in Excess of £277,000

bettermove

Canns Lane

Bridgwater

Bettermove are proud to present this recently renovated 3 bedroom semi-detached bungalow in Puriton available with no forward chain.

The property benefits from double glazing, new gas central heating system and has off street parking available via the new driveway and the garage. The council tax band is C.

The interior of this beautifully presented property briefly comprises the living room, spacious and open fitted kitchen with dining area leading to the conservatory, the family bathroom, and two double bedrooms. The first floor has been converted into another bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

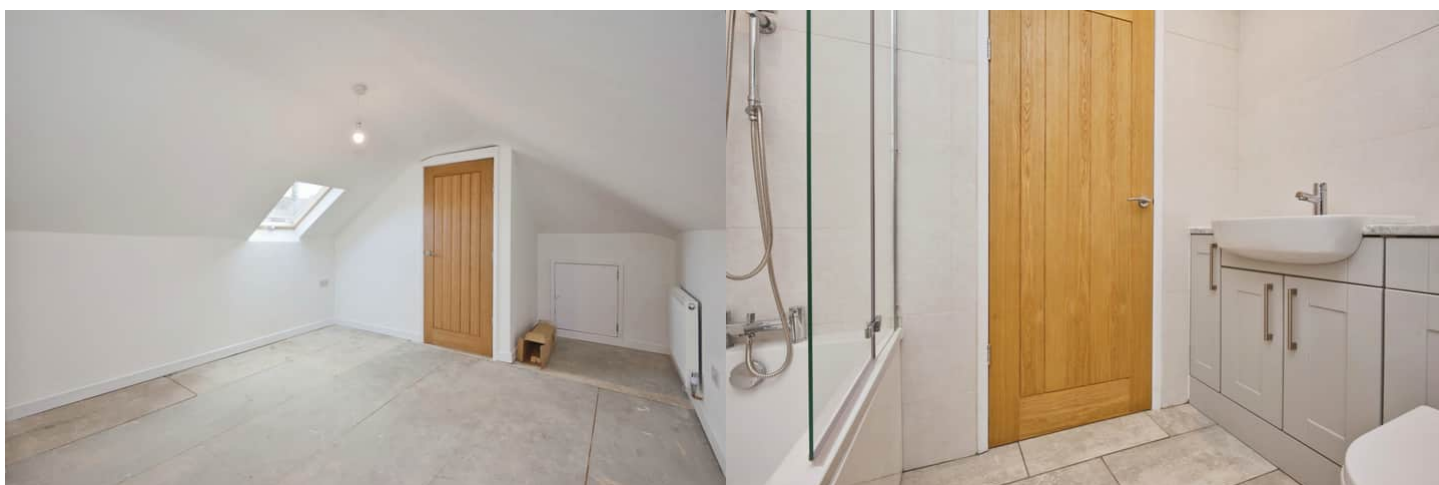
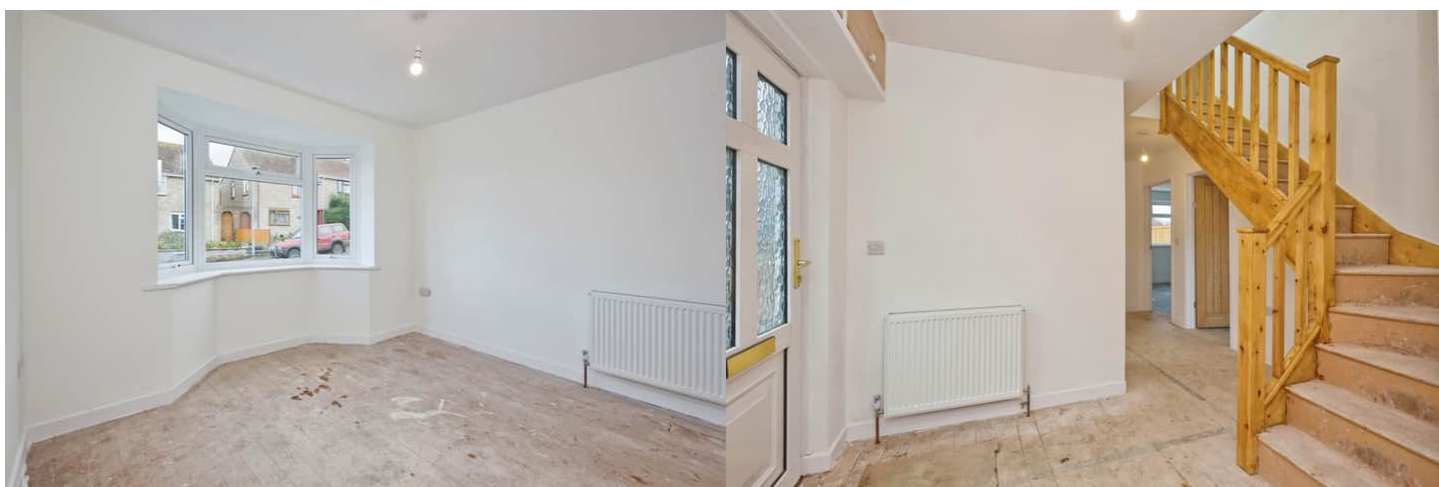
Located in the popular village of Puriton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M5 and many local bus routes.

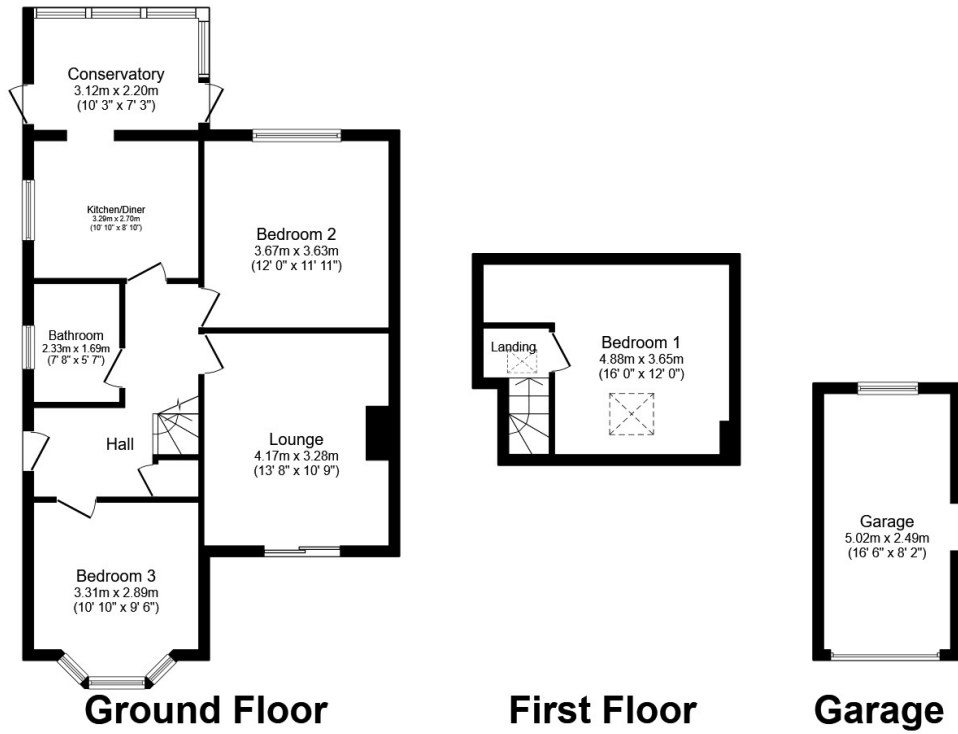
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 100.4 m² (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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