



Puriton – £174,950 Freehold

Linda Saunders | Estate Agents



Ia Newlyn Crescent Puriton TA7 8BS

This is a rare opportunity to acquire a one bedroom detached bungalow in need of some improvement and with the scope to extend to incorporate one or two extra bedrooms, subject to planning consent. The property is conveniently situated close to local schools and shops and further benefits from off road parking and front and rear gardens.

The property briefly comprises; kitchen, lounge/diner, double bedroom, and a bathroom. There are gardens to all four sides with a hardstanding and the scope to add a garage and one bedroom or two bedrooms. This is a rare opportunity and therefore viewing is highly recommended and is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: PVCu door and side window, consumer unit and heating control.

Lounge/Diner: 14'0" x 11'04". PVCu double glazed window to front aspect, TV point. Door to: -

Inner Hallway: Doors to bathroom, kitchen, bedroom, airing cupboard and storage cupboard. Loft hatch.

Kitchen: 08'03" x 07'0". Window and door to rear aspect, fitted with a range of eye and low level units, work surface and tiled splashbacks.

Bedroom 1: 11'07" x 09'11". PVCu double glazed window to rear aspect, ceiling light.

Bathroom: PVCu window to side spect, fitted with a coloured three piece suite comprising WC, pedestal wash hand basin, shower cubicle, tiled splashbacks, heated towel rail, and tiled flooring.

OUTSIDE

To the front is a lawn area with shrubs and bushes with pathway to front door and hardstanding for one vehicle. To the side is a large gate providing access to the good-sized rear garden which is fully enclosed.

EPC Rating: TBA

Council Tax Band: B

Local authority reference number: 4105500011

Please Note: These are preliminary details as we are awaiting their approval from our vendor.



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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