

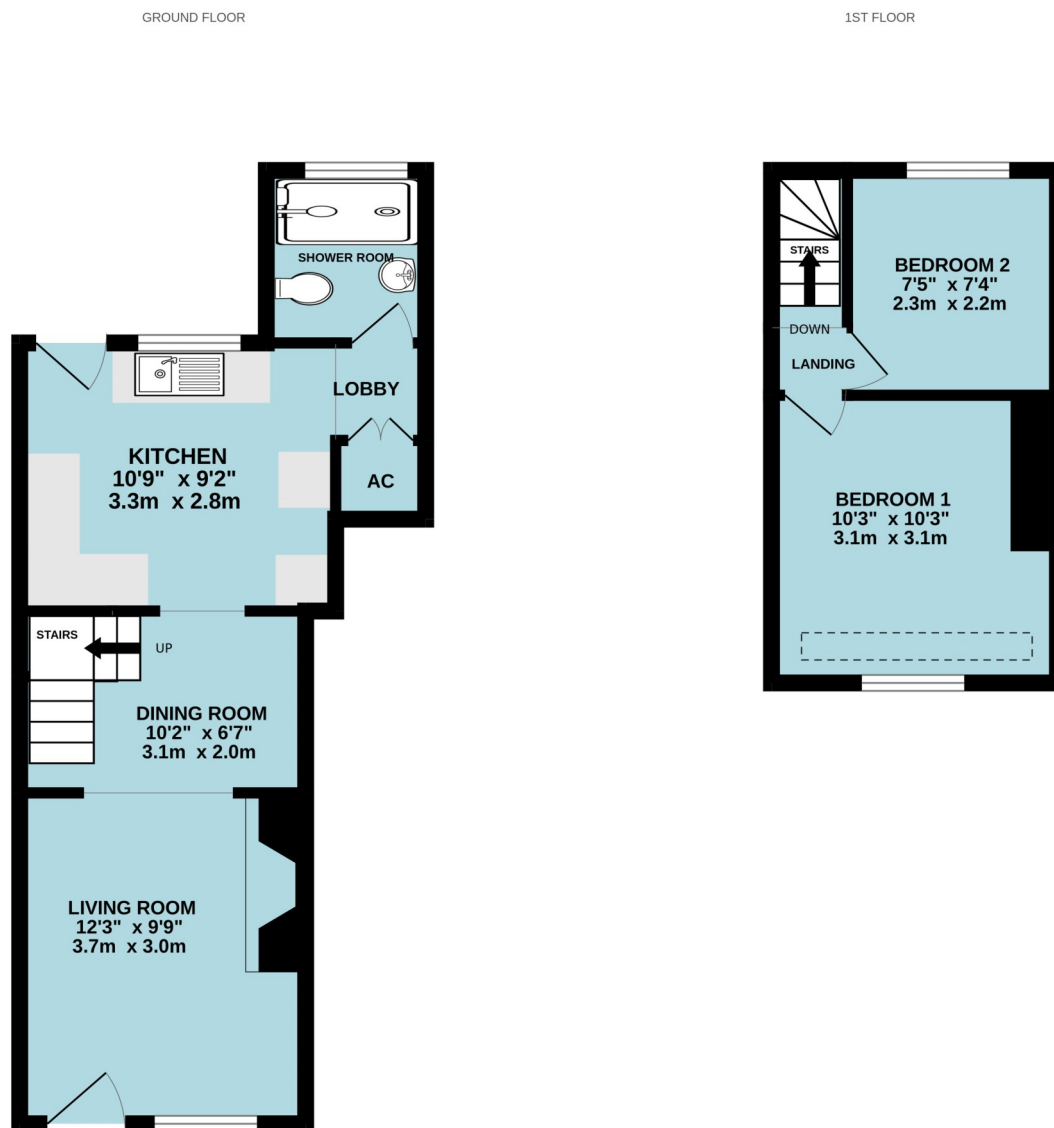


**Woolavington Road**  
 Puriton, Bridgwater, TA7  
 £190,000 Freehold

			
2	2	1	EPC

**Wilkie May & Tuckwood**

## Floor Plan



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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# Description

The property is a stone built character two bedroom cottage situated in a central position in the Polden Hill village of Puriton with a private garden to the rear and a feature wood burner to the living room.

- Polden Hill village of Puriton
- Excellent links to M5 motorway
- Two bedroom character cottage
- Living room with wood burner
- Dining room
- Kitchen
- Downstairs' shower room
- Two bedrooms
- Enclosed courtyard garden

## THE PROPERTY:

The property is a stone built character two bedroom cottage situated in a central position in the Polden Hill village of Puriton with a private garden to the rear and a feature wood burner to the living room.

The house is offered to the market with no chain and has a number of features throughout including exposed beams to ceiling and inset wood burner which is compliant with building regulations to the living room.

The accommodation briefly comprises an entrance door with pretty stained glass into the living room with stone fireplace and beams to ceiling. The dining room leads to the kitchen and stairs ascending to the first floor landing. There is a re-fitted kitchen which benefits from a range of wall and base units, recesses for appliances including cooker, washing machine and fridge/freezer and has a tiled floor and double glazed uPVC door to the enclosed rear garden. The rear lobby has an airing cupboard as well as providing access to the ground floor shower room/WC. The shower room is fully tiled and been re-fitted in a white suite with a shower cubicle, wash hand basin and WC.

From the dining room stairs lead to the first floor landing.

There are two well-proportioned bedrooms, the principal has a double glazed front aspect window. Bedroom two offers a rear aspect double glazed window. The property has electric heating.

Outside - property has a walled front boundary with pathway to entrance door. To the rear of the property there is an enclosed courtyard garden offering paved patio, garden shed and a covered area along with rear pedestrian access. There is an outside tap.

LOCATION: Situated in the popular Polden Hill village of Puriton with shops and services available and good access to the M5 motorway. The village has a busy community with sports centre, parish church, primary school, inn, post office, butcher/general store and hairdresser. From the village there are bus services to Street and Wells, Weston-super-Mare, Bridgwater and Taunton. The M5 junction 23 is nearby. Bridgwater offers a full range of services of including retail, leisure and educational facilities. There are main line links at Bridgwater Railway Station and a daily coach to London Hammersmith from Bridgwater Bus Station.



## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Construction:** Stone construction.

**Services:** Mains water, mains electricity, mains drainage, electric heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** B

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 177Mbps download and 24Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with EE. Limited voice and data with Three. Limited voice only with O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)

WM&T



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in June 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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