

Downend Terrace
Downend Road
Puriton
TA6 4TJ




JOSEPH CASSON
the estate agency your home deserves





£350,000

- Substantial Mid-Terraced Property
- Previously 2 x 3 Bedroom Properties
 - Four Double Bedrooms
 - Two Studies
 - Two Bathrooms
 - Five Reception Rooms
 - Cloakroom & Utility Room
 - Large Rear Garden
 - Parking on Own Driveway
- Countryside Views From The Front Aspect



NO ONWARD CHAIN. Explore a remarkable chance to own this expansive property in Downend, just outside Bridgwater, within close proximity of HPC park & ride, and junction 23 of the M5.

Once two separate homes and offering beautiful countryside views, it boasts three stories with four double bedrooms, two studies, and five reception areas. Enjoy a generous rear garden complete with a studio and convenient off-street parking on your private driveway.

ACCOMMODATION

Previously two x 3 bedroom properties (with the option to convert back with the relevant approval), this double-glazed and gas centrally heated accommodation briefly comprises: entrance hall, sitting room, lounge, bar, dining room, living room, kitchen, utility room, and cloakroom to the ground floor. Accessed via two staircases are four double bedrooms, two studies, a bathroom, and a shower room arranged over the top two floors.

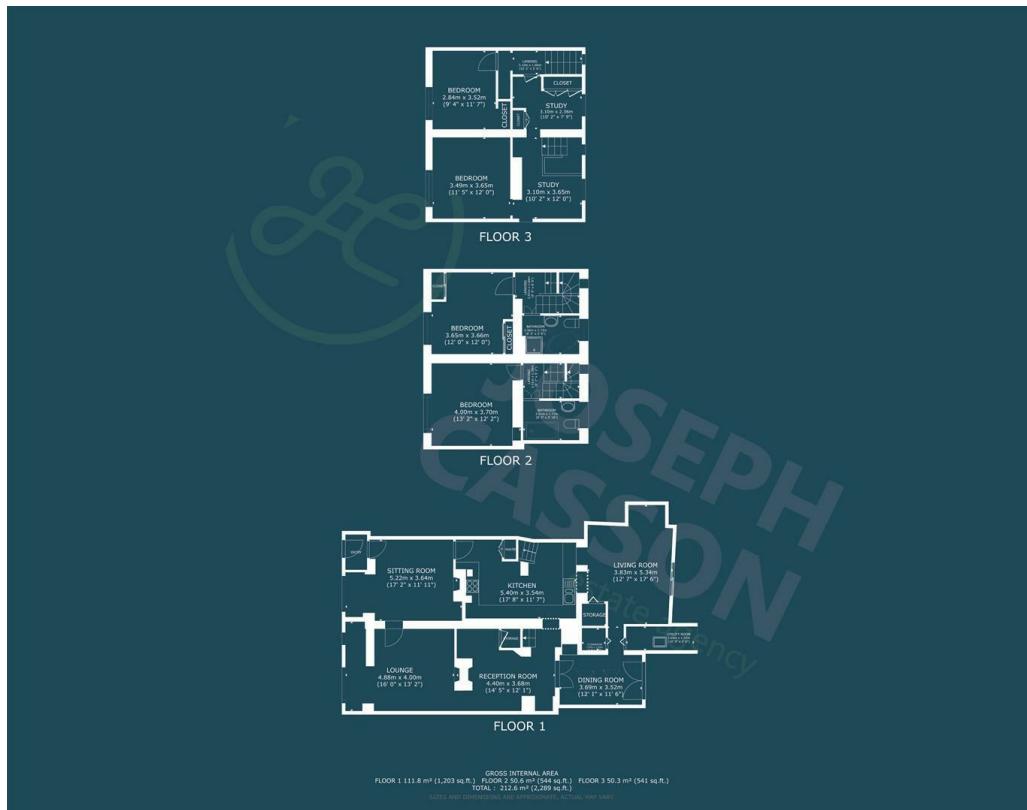
Outside, there is parking for two vehicles, and a large rear garden, which is established and landscaped, and has a useful studio to the rear boundary.

LOCATION

Situated in Downend being a considerably favoured part of Puriton with walking bridge links to the rest of the village across the motorway where the majority of amenities are located. The village school and other facilities include hairdressers, butchers and post office/general stores. Ideal location for the commuter being close to the M5 junction 23 giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. Gravity park is also within easy access.

The town of Bridgwater is just three miles drive and provides a good variety of town amenities and further inland are the town centres of Street (with its Clarks village shopping centre), historic Glastonbury as well as the famous city of Wells.





Council Tax Band

D

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



JOSEPH CASSON

the estate agency your home deserves