



4 Downend Farm Close
Puriton, Somerset, TA6 4GW

Brightestmove

Brightest move

£355,000



Brightestmove are delighted to offer for sale this detached house which is situated in a low density cul-de-sac in the sought after hamlet of Downend adjacent to the village of Puriton and within four miles of the town of Bridgwater and conveniently situated for access to junction 23 of the M5.

This four bedroom home was built by a renowned local builder in 2013 and is now being sold with the added advantage of no onward chain.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom/ WC , living room & large kitchen/ diner to the ground floor with four good size bedrooms (en-suite to bedroom one) and family bathroom upstairs. Externally there is off street parking for two vehicles in front of the oversized garage and a good size rear garden which retains a good degree of privacy.



The village of Puriton provides excellent M5 access for the commuter as well as local amenities including Village Hall, primary school, shops, post office and public house.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains electricity, gas, water and drainage

HEATING: Gas Central Heating System

TENURE: Freehold

COUNCIL TAX BAND: E



1ST FLOOR



Kitchen/Diner 23' 11" x 12' (narrowing to 8' 07") (7.29m x 3.66m)

Living Room 19' 03" x 11' 02" (5.87m x 3.4m)

Bedroom One 14' 02" x 8' 04" (excluding door recess) (4.32m x 2.54m)

Bedroom Two 10' 05" x 9' 02" (3.18m x 2.79m)

Bedroom Three 9' 11" x 8' 07" (3.02m x 2.62m)

Bedroom Four 11' 05" x 6' 10" (3.48m x 2.08m)

Garage 19' 02" x 9' 09" (5.84m x 2.97m)

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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