

Nataasha Howarth
ESTATE AGENTS



21 Rowlands Rise, Puriton, TA7 8BT

£295,000

Offering to the market this stunning three bedroom extended semi-detached house in the sought after village of Puriton. The property is in great decorative order having been refurbished throughout. The accommodation briefly comprises entrance hall, lounge, dining room, W.C and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. Outside there is off street parking for multiple vehicles leading to a single garage and a pleasant 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.

ENTRANCE

Via double glazed door with obscure glass panes.

Mains gas, electric and drainage.

ENTRANCE HALL

Stairs rising to first floor. Door to:

LOUNGE

Two double glazed windows to front aspect. Feature fireplace with wood burner inset. Radiator, door to:

DINING ROOM

Double glazed window to side aspect. Wood effect flooring, opening to kitchen and door to:

CLOAKROOM

Fitted with a two piece comprising W.C and wash hand basin with tiled splashbacks.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of matching white wall, base and drawer units with stainless steel sink and drainer unit inset. Integrated appliances to remain to include induction hob with concealed extractor over. Integrated fridge/freezer, washing machine and dishwasher. Built in oven and grill. Breakfast bar. Tiled splashbacks. Wood effect flooring, radiator. Double glazed door to the garden.

LANDING

Side aspect double glazed window, access to loft with newly fitted boiler (2024). Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect, radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator.

BEDROOM THREE

Double glazed window to front aspect, radiator. Built in cupboard.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising panelled bath, vanity wash hand basin, WC. Wood effect flooring. Part tiled walls.

PARKING

On own drive to front for multiple vehicles leading to:

GARAGE

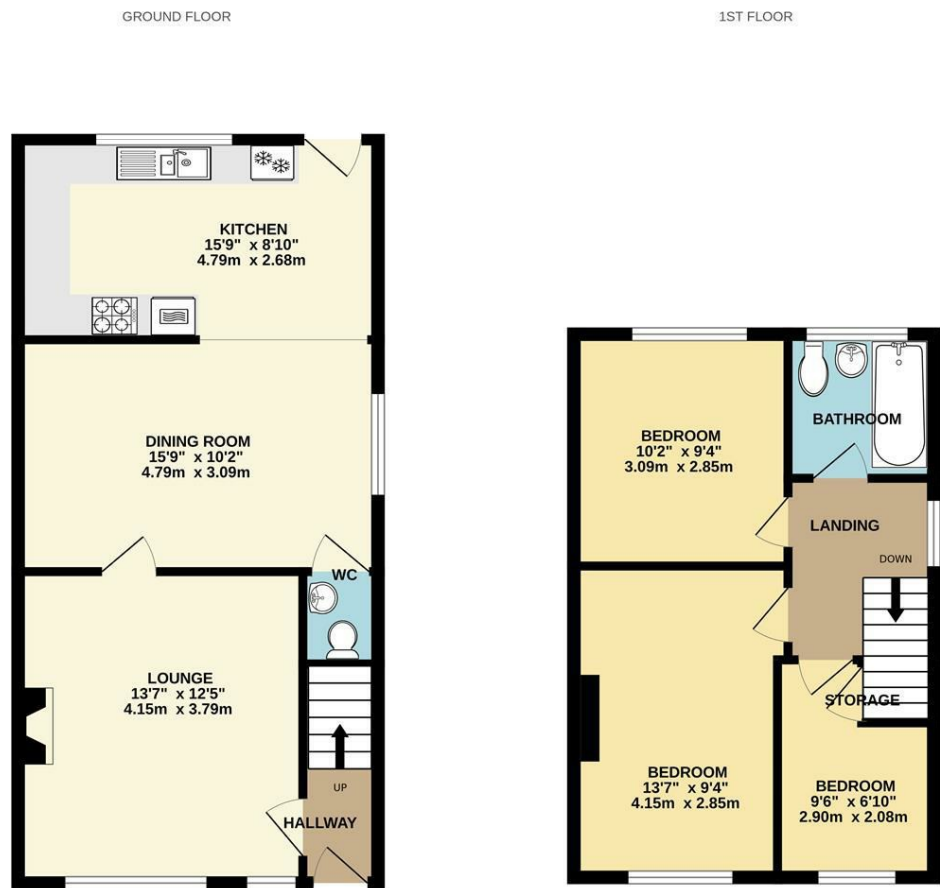
Up and over door. Power and light connected.

GARDEN

Fully enclosed. Large patio adjacent to property. Mainly laid to Astro- Turf. Shed to remain. Timber pedestrian gate.

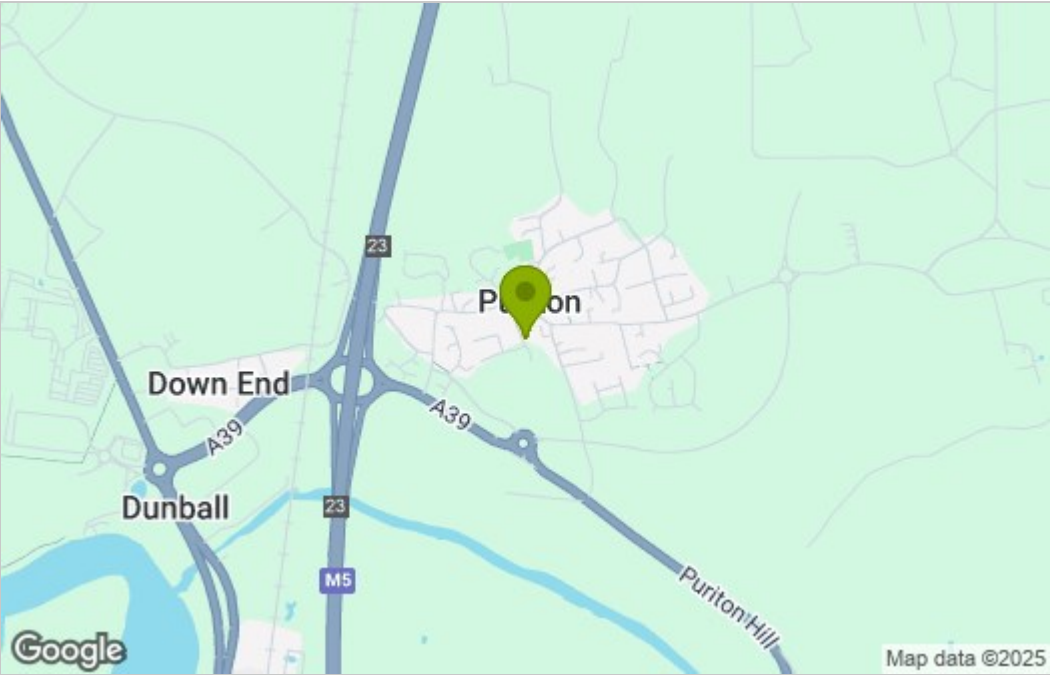
SERVICES

Floor Plan

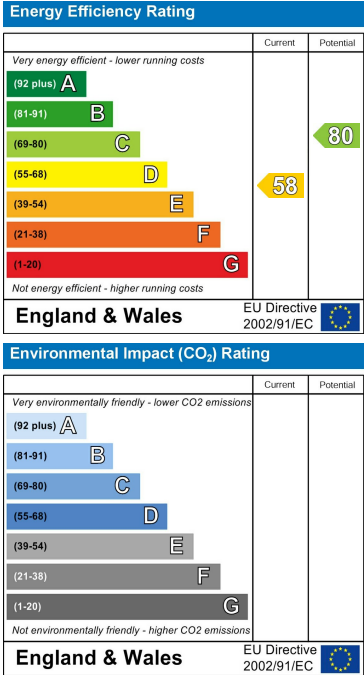


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.