



GIBBINS RICHARDS 

30 Quantock Rise, Pawlett, Nr. Bridgwater TA6 4SD

£410,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic four bedroom semi-detached family home located within the ever popular village of Pawlett. The property benefits from full UPVC double glazing, oil fired central heating, ample off road parking and handsomely proportioned with multiple reception rooms. The accommodation comprises in brief; entrance hall, sitting room, cloakroom, utility room, second reception room, open plan kitchen/dining/family room. To the first floor are four bedrooms (master with en-suite shower room) and modern four piece family bathroom. Externally there is multiple off road parking to the front and a private and fully enclosed rear garden.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

Situated amongst properties of similar size, age and design, Quantock Rise is within easy walking distance of local village facilities and primary school. For the commuter Junction 23 of the M5 can be accessed conveniently at the Puriton interchange.

VILLAGE LOCATION

EASY ACCESS TO THE M5 MOTORWAY

OFF ROAD PARKING FOR MULTIPLE VEHICLES

GARAGE

FULLY UPVC DOUBLE GLAZED / OIL FIRED CENTRAL HEATING

FOUR FIRST FLOOR GOOD SIZE BEDROOMS

GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM

SUPERBLY PRESENTED THROUGHOUT

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

TWO FURTHER RECEPTION ROOMS



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Entrance Hallway	Storage cupboard.
Sitting Room	17' 1" x 9' 10" (5.2m x 3.0m) Front aspect window. Dual doors to hallway.
Kitchen/Dining/Family Room	42' 0" x 11' 6" (12.8m x 3.5m) Front aspect window. French doors to rear garden. Built-in fridge/freezer and double electric oven and hob.
Cloakroom	5' 7" x 2' 7" (1.7m x 0.8m) Equipped with low level WC and wash hand basin. Heated towel rail.
Utility Room	9' 2" x 8' 10" (2.8m x 2.7m) Door to rear garden. Space and plumbing for washing machine. Door to garage.
Garage	18' 1" x 9' 2" (5.5m x 2.8m) Up and over door to front. Power and lighting.
Living Room	20' 0" x 13' 1" (6.1m x 4.0m) French doors to rear garden.
First Floor Landing	Rear aspect obscure window. Doors to four bedrooms and family bathroom.
Bedroom 1	13' 9" x 9' 10" (4.2m x 3.0m) Front aspect window. Walk-in wardrobe area.
En-Suite Shower Room	9' 6" x 2' 11" (2.9m x 0.9m) Rear aspect obscure window. Equipped in a modern white suite comprising low level WC, wash hand basin and shower enclosure.
Bedroom 2	11' 2" x 10' 6" (3.4m x 3.2m) Front aspect window. Built-in wardrobes. Wash hand basin.
Bedroom 3	12' 2" x 10' 6" (3.7m x 3.2m) Front aspect window. Built-in wardrobes. Wash hand basin.
Bedroom 4	10' 6" x 9' 2" (3.2m x 2.8m) Rear aspect obscure window. Storage cupboard.
Family Bathroom	7' 7" x 7' 3" (2.3m x 2.2m) Rear aspect window. Equipped in a modern white suite comprising low level WC, wash hand basin, separate shower enclosure and bath.
Outside	To the front there is multiple off road parking and to the rear is a private and fully enclosed garden laid to patio, lawn and decking.



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GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 sq.m.) approx.
Whist 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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References to the Tenure of a 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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