



GIBBINS RICHARDS 

2 Manor Park, Pawlett, Nr. Bridgwater TA6 4SU

£357,000

GIBBINS RICHARDS   
Making home moves happen

An immaculate and well maintained four bedroom detached house situated on the edge of the favoured village of Pawlett, providing easy access to Junction 23 of M5 and affording lovely open views from many parts of the house. Built around 20 years ago the property offers low maintenance flexible accommodation with three reception rooms, kitchen/breakfast room, utility room, ground floor cloakroom, conservatory, four good bedrooms, en-suite shower room to master bedroom and family bathroom. The property is UPVC double glazed throughout and warmed by oil fired central heating. Offered to the market with NO ONWARD CHAIN.

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

This impressive home is presented in excellent order throughout with re-fitted kitchen and bathroom and offers flexible living space for a growing family. The accommodation which is arranged over two floors comprises; entrance hallway with stairs rising to first floor, lounge with French doors out to conservatory, dining room /second reception room, study/third reception room, re-fitted kitchen, utility room and re-fitted ground floor cloakroom. Upstairs the four bedrooms are all of good size and all have fitted wardrobes and the master bedroom further benefits from en-suite shower room, plus there is a re-fitted modern family bathroom. The adjoining garage can be accessed by a personal door from the utility room and has power and light. Outside the property has a fully enclosed attractive low maintenance rear garden, with private paved seating area, lawned area with attractive stone chipped borders. To the front of the property a tarmac driveway provides access to the garage (with electric door) as well as off road parking for multiple vehicles.

IMMACULATE FOUR BEDROOM HOME WITH VIEWS  
FAVoured VILLAGE LOCATION  
EASY ACCESS TO JUNCTION 23 OF M5  
THREE RECEPTION ROOMS  
RE-FITTED KITCHEN & FAMILY BATHROOM  
GARAGE / OFF ROAD PARKING  
UPVC DOUBLE GLAZING  
OIL CENTRAL HEATING  
NO ONWARD CHAIN



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Entrance Hallway	With stairs rising to first floor and storage recess under
Lounge	16' 1" x 11' 2" (4.90m x 3.40m) with flame effect electric fire. French door out to conservatory.
Conservatory	10' 0" x 8' 10" (3.05m x 2.69m) with sliding doors to rear garden.
Dining/Second Reception Room	12' 3" x 9' 0" (3.73m x 2.74m)
Study/Third Reception Room	10' 2" x 8' 0" (3.10m x 2.44m)
Kitchen/Breakfast Room	11' 3" x 8' 10" (3.43m x 2.69m) re-fitted with an attractive range of modern units and incorporating built-in electric double oven, electric hob with extractor over.
Utility Room	7' 11" x 5' 0" (2.41m x 1.52m) fitted with base units and rolled edge worktop with inset sink. Plumbing/space for washing machine and tumble dryer. Personal door into garage and door to garden. Re-fitted with modern white suite.
Cloakroom	
First Floor Landing	
Bedroom 1	14' 8" x 9' 3" (4.47m x 2.82m) with range of built-in wardrobes. Door to;
En-Suite Shower Room	
Bedroom 2	10' 1" x 9' 7" (3.07m x 2.92m) with built-in wardrobes.
Bedroom 3	9' 8" x 9' 6" (2.94m x 2.89m) with built-in wardrobes.
Bedroom 4	9' 0" x 8' 0" (2.74m x 2.44m) with built-in wardrobe.
Family Bathroom	Re-fitted with modern white suite comprising bath with shower over, wash basin and toilet.
Outside	Large open area to the front with tarmac driveway providing access to the garage (with electric door) and off road parking for multiple vehicles. The fully enclosed rear garden is mainly laid to lawn with private patio area and attractive low maintenance borders.



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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.  
Made with Metropix 5/2023



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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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