



GIBBINS RICHARDS
Making home moves happen

34 Monmouth Farm Close, Pawlett, Nr. Bridgwater TA6 4SP

£375,000

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This well presented detached home is situated in a quiet and peaceful location on a 'no through' road in Pawlett. The property comprises; entrance porch, entrance hallway, cloakroom, sitting room, kitchen, utility room, dining room, family room (partially converted garage) through to conservatory. Four first floor bedrooms (master with en-suite shower room) and family bathroom. Front and rear gardens. Off road parking. The property is warmed by LPG heating (via an underground tank), UPVC double glazing throughout.

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

Located within the wonderful village of Pawlett within easy access to the motorway at Junction 23. In close proximity to the town of Bridgwater with local transport facilities and amenities.

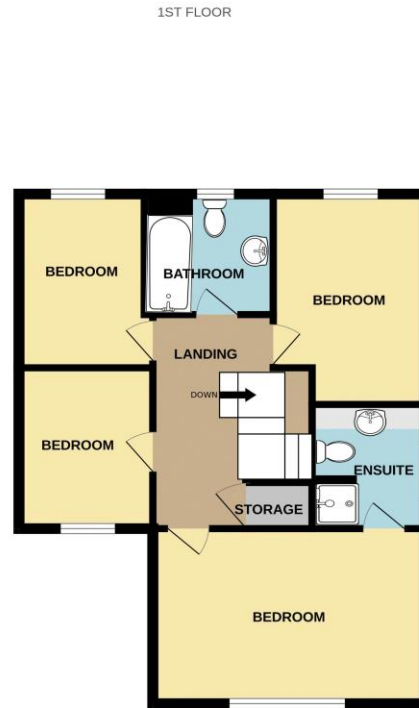
POPULAR PAWLETT LOCATION
WELL PRESENTED DETACHED HOME
2/3 RECEPTION ROOMS
PARTIALLY CONVERTED GARAGE
CONSERVATORY
FOUR FIRST FLOOR BEDROOMS (MASTER WITH EN-SUITE)
GROUND FLOOR CLOAKROOM / UTILITY ROOM





Entrance Porch	
Entrance Hallway	
Cloakroom	
Sitting Room	Equipped in a two piece suite. 14' 8" x 14' 3" (4.47m x 4.34m) Front aspect bay window.
Kitchen	13' 6" x 9' 5" (4.11m x 2.87m) Window to rear. Integrated fridge/freezer and dishwasher. Range of base and wall mounted cupboards.
Utility Room	6' 5" x 5' 4" (1.95m x 1.62m) Understairs storage recess. Door to side.
Dining Room	12' 2" x 8' 3" (3.71m x 2.51m) French doors to rear garden.
Family Room/Conservatory	22' 9" x 7' 6" (6.93m x 2.28m) (partly converted garage) French doors to rear garden.
First Floor Landing	
Bedroom 1	14' 5" x 9' 3" (4.39m x 2.82m) Front aspect window. Door to;
En-Suite Shower Room	Double shower cubicle, low level WC and vanity wash hand basin. Side aspect window.
Bedroom 2	11' 6" x 8' 11" (3.50m x 2.72m) Rear aspect window.
Bedroom 3	9' 8" x 6' 8" (2.94m x 2.03m) Rear aspect window.
Bedroom 4	9' 0" x 7' 7" (2.74m x 2.31m) Front aspect window.
Bathroom	Low level WC, pedestal wash hand basin, bath with shower over. Rear aspect window.
Outside	To the front is a double width driveway providing off road parking for two vehicles with up and over garage door to store room. Lawned front garden and side access. The rear garden is enclosed by wooden fencing, laid to lawn with patio.





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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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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