



GIBBINS RICHARDS 
Making home moves happen

37 Monmouth Farm Close, Pawlett, Nr. Bridgwater TA6 4SP
£375,000

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A stylishly presented four bedroom modern detached family home. The property is located in a quiet cul-de-sac within this popular village and within walking distance to village amenities. The property itself is fully UPVC double glazed and warmed by LPG central heating. There are modern kitchen and sanitary fittings. Externally there is off road parking to the front and single garage and private enclosed garden to the rear.

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

Situated amongst properties of similar size, age and design, Monmouth Farm Close 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.

SUPERBLY PRESENTED
MODERN RE-FITTED KITCHEN & SANITARY FITMENTS THROUGHOUT
GARAGE / OFF ROAD PARKING
FOUR FIRST FLOOR BEDROOMS
FAMILY BATHROOM / EN-SUITE SHOWER ROOM / GROUND FLOOR
CLOAKROOM
MODERN / LOW MAINTENANCE HOME
POPULAR VILLAGE LOCATION
FULL UPVC DOUBLE GLAZING
LPG CENTRAL HEATING



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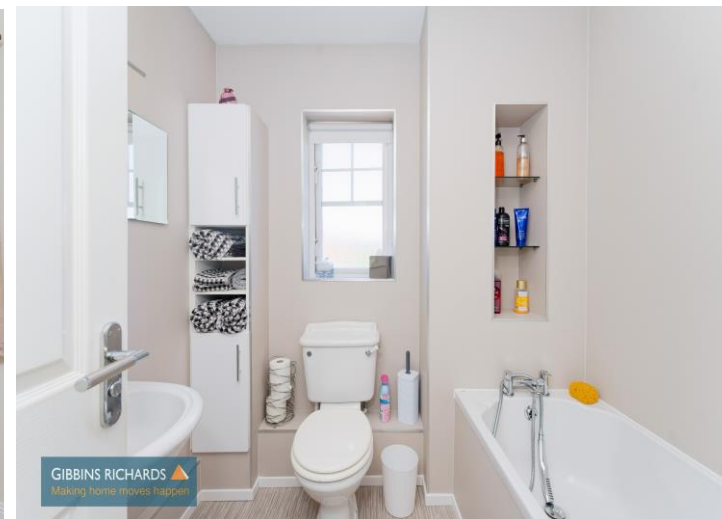
Entrance Hall	9' 2" x 8' 9" (2.79m x 2.66m) Stairs to first floor and understairs storage cupboard.
Sitting Room	14' 6" x 12' 2" (4.42m x 3.71m) (excluding bay window)
Kitchen	13' 7" x 9' 5" (4.14m x 2.87m) Rear aspect window. Re-fitted with a modern range of gloss fronted matching eye and low level units. Integrated fridge, freezer, Bosch electric oven with four ring Bosch induction hob over, extractor fan and light, Sharp microwave/combi ovens and dishwasher.
Utility Room	6' 6" x 6' 1" (1.98m x 1.85m) Wall mounted 'Worcester' gas boiler. Fitted with a range of eye and low level units. Space and plumbing for washing machine. Door and window to rear garden.
Dining Room	11' 10" x 8' 3" (3.60m x 2.51m) Double opening doors to;
Conservatory	9' 9" x 9' 5" (2.97m x 2.87m)
Cloakroom	6' 5" x 3' 2" (1.95m x 0.96m) Front aspect obscure window. Low level WC and wash hand basin with storage unit under. High level electric fuse board.
First Floor Galleried Landing	Doors to all bedrooms and bathroom. Hatch to loft. Airing cupboard.
Bedroom 1	14' 6" x 9' 8" (4.42m x 2.94m) Front aspect window. Built-in wardrobes. Door to;
En-Suite Shower Room	7' 7" x 5' 5" (2.31m x 1.65m) Side aspect obscure window. Stylishly re-fitted with a white three piece matching suite comprising oversize shower cubicle with power shower, low level WC and wash hand basin with storage unit under. Fully boarded shower panels. Heated towel rail.
Bedroom 2	9' 9" x 8' 1" (2.97m x 2.46m) Rear aspect window. Built-in wardrobe.
Bedroom 3	9' 10" x 6' 11" (2.99m x 2.11m) Rear aspect window.
Bedroom 4	9' 0" x 7' 9" (2.74m x 2.36m) Front aspect window.
Bathroom	6' 9" x 6' 5" (2.06m x 1.95m) Rear aspect obscure window. Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Fully boarded shower panels.
Outside	To the front of the property is a driveway providing off road parking and leading to single garage. Small area of lawn partially enclosed by mature hedgerows. To the rear is an enclosed garden measuring approximately - 40' (12.18m) in length, the garden is fully enclosed by timber fencing to all sides and well landscaped for ease of maintenance. Attractive paved patio alongside the property providing pleasant seating space with area of gravel and lawn beyond. Outside light and tap. Timber shed and further patio area to the rear.
Garage	21' 3" x 7' 10" (6.47m x 2.39m)



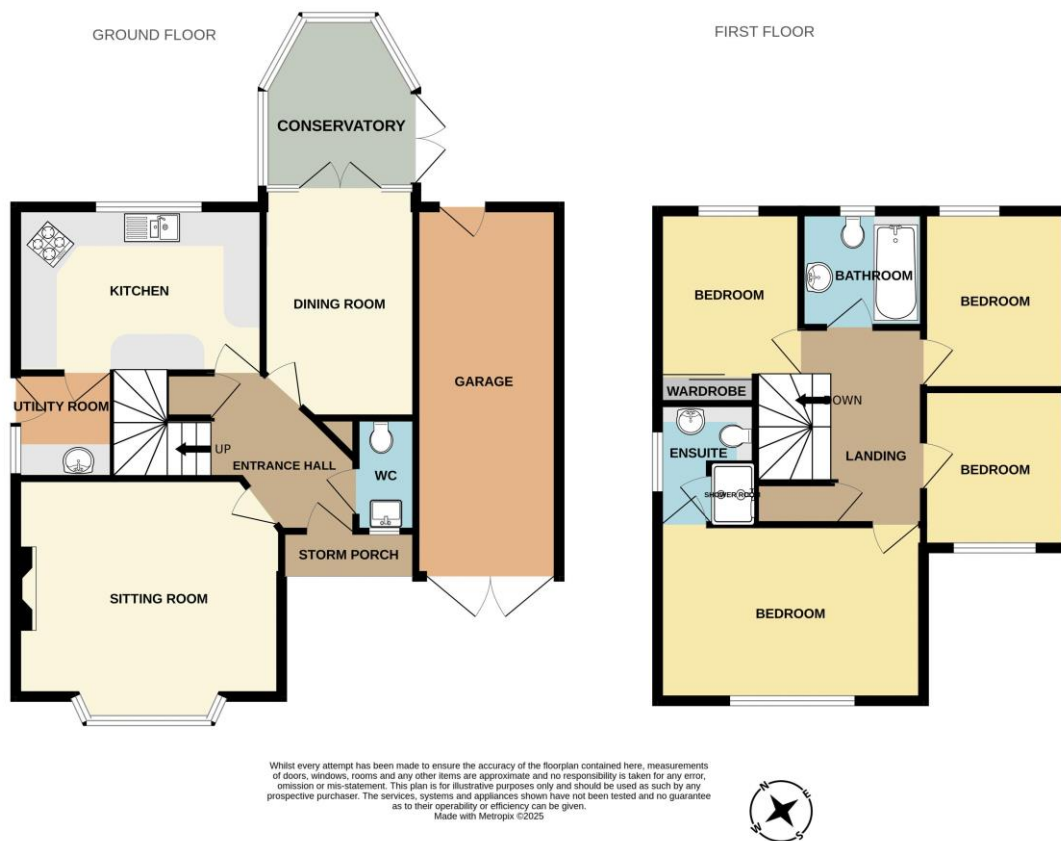
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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