



6 Manor Park

Pawlett, TA6 4SU

Offers Over £350,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An immaculately presented, substantially upgraded and improved detached house situated in a sought after village location in a prime plot enjoying an aspect over agricultural land to the rear.

Entrance hall* lounge/dining room* upgraded kitchen* utility room* cloakroom* first floor landing* four bedrooms* master en suite wet room* family bathroom* upvc double glazed windows* oil heating* upgraded boiler* upgraded electrics* garage* owned solar panels* off street parking for up to four vehicles* sought after location. Must be seen.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge

12'11" extending to 16'1" x 13'0" (3.96 extending to 4.91 x 3.98)

Upvc double glazed bay window to the front, understair storage cupboard, further upvc double glazed window to the side and archway through to the:

Dining Room

8'9" x 7'8" (2.69 x 2.34)

Two upvc double glazed French doors opening to the:

Conservatory

9'5" x 8'5" (2.89 x 2.57)

Of brick and upvc double glazed construction. Two upvc double glazed French doors opening to the rear garden.

Kitchen

11'7" x 8'9" (3.54 x 2.69)

Fitted with an upgraded range of wall and floor units to incorporate integrated Neff oven and induction hob with extractor hood over, integrated dishwasher, one and a half bowl drainer sink unit, unit underlighters, space for fridge/freezer, upvc double glazed window to the rear and door to the:

Utility Room

4'7" x 4'6" (1.40 x 1.38)

Fitted with a range of wall and floor units with plumbing for automatic washing machine, space for tumble dryer, double glazed obscured door to the rear garden.

Cloakroom

Comprising close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, upvc double glazed obscured window to the side.

First Floor Landing

Access to roof space.

Master Bedroom

13'2" narrowing to 10'1" x 11'0" (4.02 narrowing to 3.09 x 3.37)

Airing cupboard and upvc double glazed window to the front.

En Suite Wet Room

5'3" x 4'9" (1.62 x 1.47)

Shower area with screen with rainhead and hand held shower, vanity wash hand basin with cupboards below, Tiled walls, heated towel rail, extractor fan and upvc double glazed obscure window to the front.

Bedroom 2

11'1" x 9'1" (3.38 x 2.79)

Upvc double glazed window to the rear with aspect over agricultural land.

Bedroom 3

13'3" x 8'3" (4.04 x 2.54)

Upvc double glazed window to the front.

Bedroom 4

8'3" x 7'4" (2.54 x 2.24)

Upvc double glazed window to the rear with aspect over agricultural land.

Family Bathroom

6'6" x 5'10" (1.99 x 1.78)

Comprising panelled bath with side taps, shower attachment, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an area of garden laid for ease of maintenance with shrubs and bushes.

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Driveway offers off street parking for up to four vehicles and leads to the:

Garage

17'6" x 8'6" (5.34 x 2.61)

Replacement upvc double glazed doors, light and power, multiple sockets, tap and oil boiler supplying domestic hot water and radiators.

To the right hand side of the property is a gate giving access to the:

Rear Garden

Enclosed with lawn area, patio area.

Low maintenance storage shed, oil tank, outside light and outside tap.

To the rear of the garden is an access gate.

Shed

9'6" x 7'1" (2.91 x 2.17)

With two opening doors, light and power. Offering a great opportunity to create a home office should it be required.

Description

The property is situated in the popular village of Pawlett approximately four miles north of Bridgwater and approximately five miles from the coastal resort of Burnham-on-Sea.

Junctions 22 and 23 of the M5 motorway are easily accessible and the village itself offers a range of amenities to include the church, school, pavilion and playing fields.

The property has been substantially upgraded and improved to offer well planned, beautifully appointed living accommodation that benefits from having an upgraded oil fired boiler, upgraded electrical wiring system, has owned solar panels, beautifully appointed kitchen and the master bedroom has an en suite wet room. The property also benefits from having recently installed upvc double glazed windows, external doors and upvc fascias. The property is set in a prime plot with a sunny aspect garden to the rear and the first floor enjoys an aspect over

agricultural land to the rear.

Offered in excellent order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed along the A38 through Highbridge and West Huntspill and at the top of the hill take a right turn into the village of Pawlett (Manor Road). Take the first turning right into Manor Park. Proceed into Manor Park bearing to the right hand side and just before the turning the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating
- Owned solar panels
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

