



28 Chapel Road

Pawlett, TA6 4SH

Price £425,000



PROPERTY DESCRIPTION

Attractive detached four bedroom chalet style house set in a large mature plot in a highly sought after village location. Must be seen to be fully appreciated.

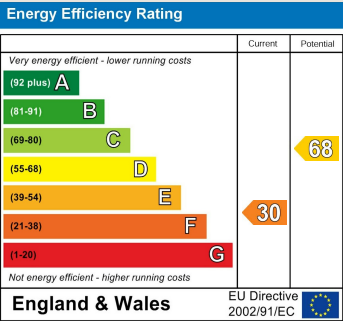
Entrance porch* entrance hall* lounge* large conservatory* kitchen* two ground floor bedrooms* shower room* first floor landing* two further bedrooms* cloakroom* oil central heating* double glazed windows* large garage/workshop/utility* gated secure off street parking for numerous vehicles* large mature gardens to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: F



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Glazed door to the:

Entrance Porch

Tiled floor, further part glazed door to the:

Entrance Hall

Stairs rising to the first floor and understair storage cupboard.

Lounge

18'11" x 14'10" maximum (5.79 x 4.54 maximum)

Double glazed window to the rear, wall light points, two glazed doors to the conservatory.

Conservatory

11'11" maximum x 25'0" maximum (3.64 maximum x 7.63 maximum)

L shaped of block and double glazed construction with two French doors to the rear garden. Further double glazed door opening to the side. Tiled floor.

Kitchen

11'10" x 10'5" (3.62 x 3.20)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, electric cooker point with extractor hood over, space for fridge/freezer, door to the conservatory and double glazed window to the side.

Tiled floor.

Bedroom 1

12'7" x 10'6" minimum (3.85 x 3.22 minimum)

Double glazed bay window to the front.

Bedroom 2

10'6" minimum x 12'7" maximum (3.22 minimum x 3.84 maximum)

Double glazed bay window to the front.

Shower Room

6'6" x 6'4" (1.99 x 1.95)

Comprising shower cubicle, close coupled w.c. wash hand basin and double glazed window to the side. Extractor fan.

First Floor Landing

Velux window to the front.

Bedroom 3

11'8" x 7'3" (3.57 x 2.23)

Part restricted headroom. Double glazed window to the rear.

Bedroom 4

11'7" x 8'1" (3.54 x 2.47)

Part restricted headroom. Double glazed window to the rear.

Cloakroom

6'2" maximum x 4'8" (1.88 maximum x 1.43)

Close coupled w.c. and pedestal wash hand basin. Velux window to the side.

Outside

To the front of the property are two pairs of double gates giving access to off street parking for numerous vehicles.

PROPERTY DESCRIPTION

Garage/Workshop/Utility

27'11" x 7'10" (8.52 x 2.39)

With up and over door, power and light.

Oil boiler supplying domestic hot water and radiators.

Plumbing for automatic washing machine, space for tumble dryer, three storage cupboards and double glazed door to the rear garden.

Front Garden

Laid for ease of maintenance with raised borders containing shrubs and bushes.

Rear Garden

The rear garden is a particular feature of this attractive property with a variety of mature bushes, shrubs, trees etc.

Summerhouse, sheds, two greenhouses, two large patio areas.

Outside tap and outside light.

Description

This attractive detached chalet style bungalow is set in a large mature plot offering highly flexible accommodation with up to four bedrooms with two being on the ground floor.

The property benefits from oil central heating, gated secure off street parking for numerous vehicles and a large garage/workshop/utility.

Situated in a highly sought after village location and early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed along the A38 through Highbridge and the village of West Huntspill. At the brow of the hill take a right into the village of Pawlett along Manor Road. Proceed and at the junction take a right turn into Chapel Road. Proceed along Chapel Road and 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
- 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

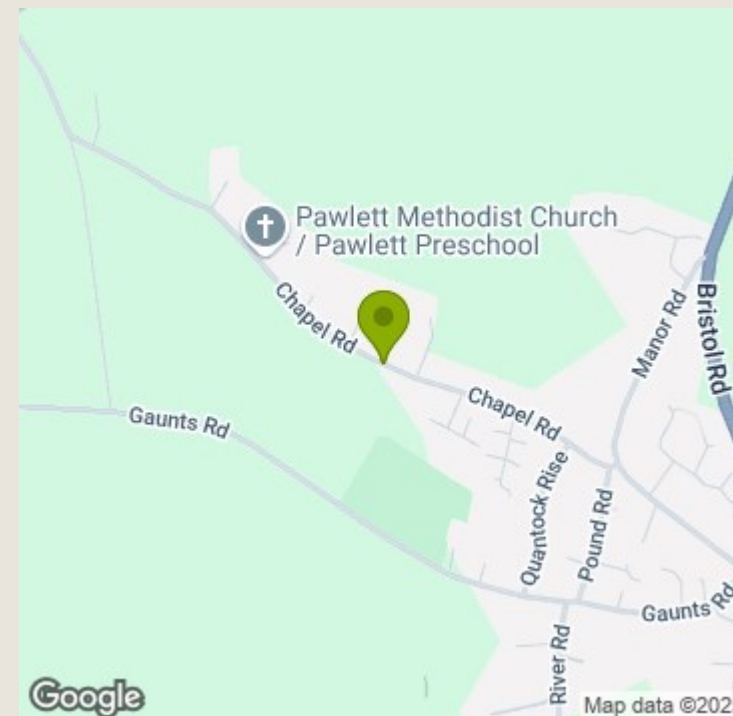
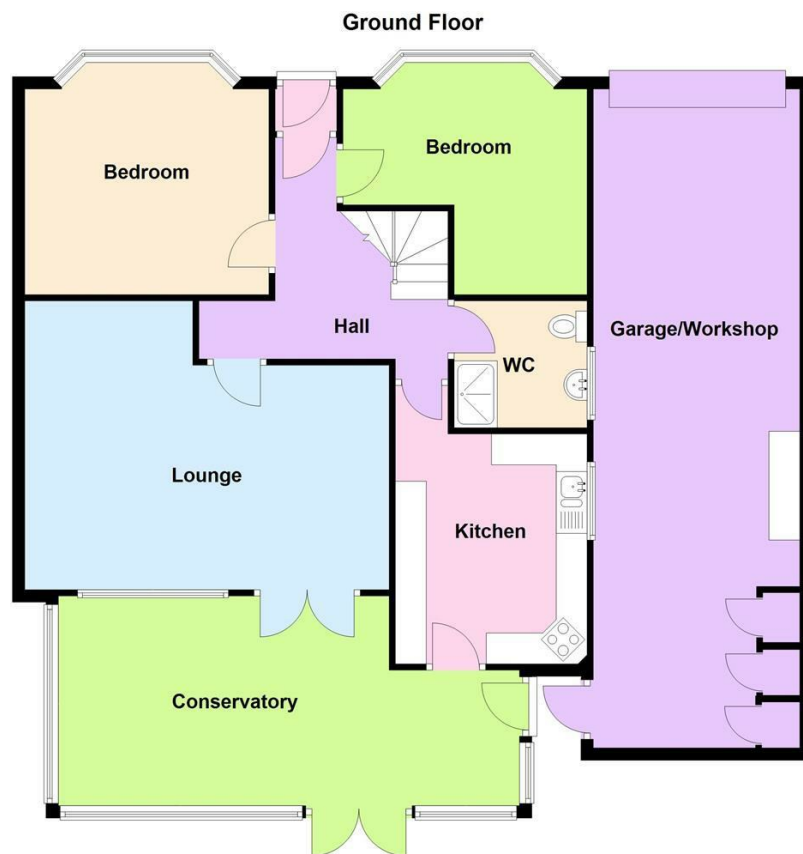
Flood Information:

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









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

01278 793700

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. Berryman's 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

