



24 Monmouth Farm Close

Pawlett, TA6 4SP

Price £350,000



PROPERTY DESCRIPTION

An attractive four bedroom detached house situated in a sought after cul-de-sac location in the popular village of Pawlett. Must be seen to be fully appreciated.

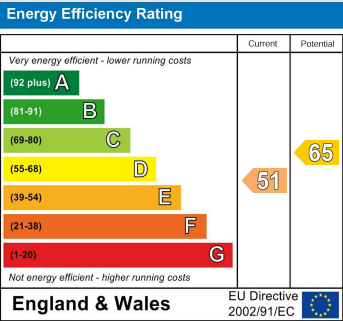
Entrance hall* cloakroom* lounge* re-fitted and well appointed kitchen/dining room* first floor landing* four bedrooms* master en suite shower room* family bathroom* gas propane central heating* upvc double glazed windows* garage* attractive enclosed sunny aspect garden to the rear with good size workshop/potential home office.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door with matching side panel to the:

Entrance Hall

Stairs rising to the first floor. Storage cupboard.

Cloakroom

Re-fitted and comprising close coupled w.c. with vanity wash hand basin.

Sitting Room

18'0" maximum x 10'0" (5.49 maximum x 3.07)

Upvc double glazed bay window to the front, feature fire surround.

Kitchen/Dining Room

26'4" x 10'2" maximum (8.04 x 3.12 maximum)

The kitchen area is fitted with an attractive range of wall and floor units to incorporate integrated double oven, five burner gas hob with extractor hood over, one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, integrated dishwasher, cupboard housing the Worcester boiler supplying domestic hot water and radiators, two upvc double glazed windows to the rear and double glazed door to the side. Double glazed French doors opening to the rear garden. Recessed spotlights.

First Floor Landing

Access to roof space. Airing cupboard.

Master Bedroom

10'10" x 10'0" maximum (3.31 x 3.07 maximum)

Two built in wardrobes with bi-fold doors. Upvc double glazed window to the front.

En Suite Shower Room

Comprising shower cubicle, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below. Wall unit, towel rail, extractor fan and upvc double glazed obscured window to the side.

Bedroom 2

11'3" x 8'3" (3.43 x 2.52)

Upvc double glazed window to the front and built in wardrobe.

Bedroom 3

9'11" x 8'7" (3.04 x 2.62)

Upvc double glazed window to the rear.

Bedroom 4

9'7" x 6'7" (2.93 x 2.02)

Built in wardrobe and upvc double glazed window to the rear.

Family Bathroom

6'11" x 6'7" (2.11 x 2.01)

Fitted with an attractive suite comprising panelled bath with rainhead and hand held shower, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window. Part tiled walls.

Outside

To the front of the property is an open plan garden laid to lawn with driveway offering off street parking and leading to the:

Garage

Up and over door. Light and power. Personal access door to the rear garden.

PROPERTY DESCRIPTION

To the left hand side of the property is an access gate leading to the:

Rear Garden

Enclosed with lawn area, patio area and bushes and shrubs.

Within the garden is the:

Substantial Wooden Outbuilding

14'6" maximum x 14'9" maximum (4.42 maximum x 4.51 maximum)

L shaped and of timber construction with double doors to the front.

This building offers great potential to create a home office etc should it be required and subject to any necessary consents.

Description

This attractive detached house has been updated and improved and offers well planned, well appointed living accommodation that briefly comprises entrance hall, cloakroom, lounge, upgraded kitchen/dining room and to the first floor there are four bedrooms with the master having an en suite shower room and there is a family bathroom.

The property benefits from having a garage, off street parking and sunny aspect garden to the rear with good size workshop which could easily be converted into a home office etc should it be required.

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 the village of West Huntspill. At the brow of the hill take a right turn into the village of Pawlett. Proceed down Manor Road bearing left and take the next left into Monmouth Farm Close. Proceed into the cul-de-sac bearing right and the property will be found at the end of the road in front of you.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Propane gas 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:

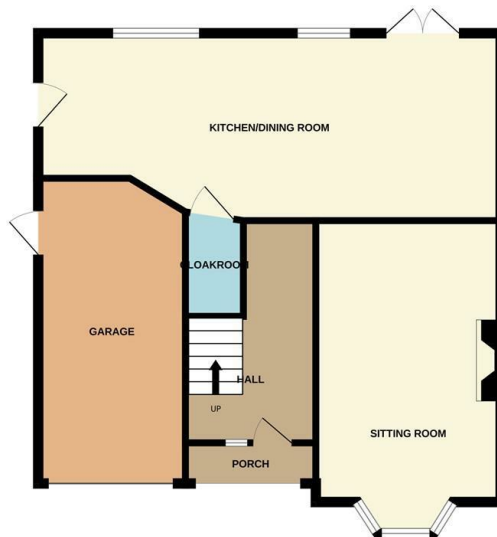
flood-map-for-planning.service.gov.uk/location







GROUND FLOOR



1ST FLOOR



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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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.
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