



25 Quantock Rise

Pawlett, TA6 4SD

Price £250,000



PROPERTY DESCRIPTION

A two bedroom semi detached bungalow situated in the sought after village of Pawlett with the benefit of a conservatory, garage, parking and good size gardens.

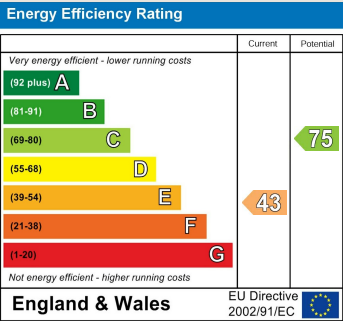
Entrance hall* lounge* kitchen* conservatory* two bedrooms* bathroom* garage and gardens.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

10'4" x 3'0" (3.16 x 0.93)

Vinyl flooring, loft access and radiator.

Lounge

15'5" x 10'6" (4.71 x 3.22)

Double glazed window to the front, radiator, wall mounted electric fireplace.

Kitchen

10'8" maximum x 7'7" maximum (3.26 maximum x 2.33 maximum)

Double glazed window to the side and double glazed window to the rear.

Obscure glazed door to the conservatory. Range of matching wall and floor units with contrasting worktops over, tiled walls, space for electric cooker, space and plumbing for washing machine, radiator, vinyl flooring and cupboard housing the boiler.

Conservatory

9'8" x 8'8" (2.97 x 2.65)

Radiator, vinyl flooring, lighting and sliding door to the garden.

Bedroom 1

11'6" x 9'1" excluding wardrobes (3.53 x 2.78 excluding wardrobes)

Double glazed window to the rear, two built in wardrobes with storage over, radiator.

Bedroom 2

10'5" x 9'0" (3.18 x 2.75)

Double glazed window to the front, radiator.

Bathroom

6'5" x 5'5" (1.97 x 1.67)

Obscure double glazed window to the side, close coupled w.c., wash hand basin with mixer tap and storage under, bath with electric shower over, tiled walls, heated towel rail and vinyl flooring.

Outside

To the front of the property is a low brick boundary wall with lawned front garden area with surrounding shrubs and bushes.

To the left of the property is a driveway providing off street parking and leading to the garage.

Rear Garden

The rear garden has two steps down from the conservatory to a concrete pathway leading to the shed.

Lawned garden with fenced boundaries.

Access to the:

Garage

With up and over door and side door to the rear garden.

PROPERTY DESCRIPTION

Description

This charming and well-improved two-bedroom semi-detached bungalow is set in a desirable village location and benefits from a garage along with generous parking for multiple vehicles. Attractive level gardens lie to both the front and rear.

The home has recently been updated, including upgraded electrics, new windows, and a contemporary bathroom suite.

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 into the village along Manor Road taking a sharp right into Chapel Road and take a left into Quantock Rise.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil heating. Oil tank located behind the garage.
- Mains drainage
- 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:

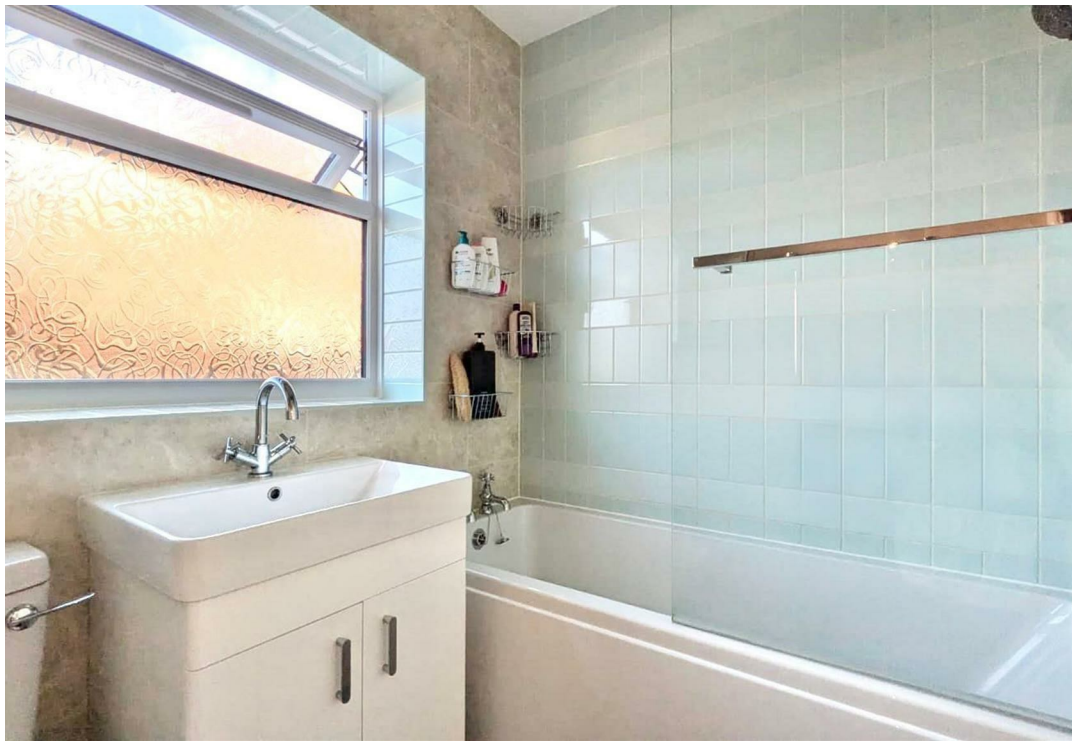
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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







GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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