

Old Main Road
Pawlett
Bridgwater
TA6 4RY



JOSEPH CASSON
the estate agency your home deserves



CAUTION
SITE
ENTRANCE

SITE SAFETY NOTICE
Unauthorized entry to this site is strictly prohibited
High visibility jackets must be worn
Safety helmets must be worn
Protective footwear must be worn





£480,000

- New Build Detached Property
- Finished To A High Specification
- Four Generously Sized Bedrooms
 - Two Bathrooms
- Open-Plan Kitchen/Diner
 - Seperate Living Room
- Cloakroom (WC) & Utility Room
- Underfloor Heating To Ground Floor
 - Air Source Heat Pump
 - EPC Rating: C

Step right into the picture-perfect village of Pawlett and discover the gem of a home that awaits you. This stunning detached new build is a true showstopper, offering ample space and top-of-the-line amenities for a luxurious lifestyle.

Conveniently located with easy access to major highways and nearby Bridgwater, this property is the epitome of modern living in a peaceful setting.

Don't let this opportunity slip through your fingers - make this dreamy new build your forever home today.

ACCOMMODATION

This beautifully crafted new home is set to be finished in about six weeks. The layout includes an inviting entrance hallway, a cozy living room, a study and a modern open-plan kitchen/diner with sleek fitted units and bifold doors leading to the garden. There is also a convenient cloakroom and utility room on the ground floor. Upstairs, you'll find four spacious bedrooms, with the primary bedroom boasting its own en-suite shower room. A luxurious bathroom completes the upstairs accommodation. Outside, there is plenty of parking, an integral double garage with EV charger, and a private enclosed rear garden.

The property features a pressurized hot water system, underfloor heating on the ground floor, and radiators on the first floor, all powered by an airsource heat pump. Mains drainage.

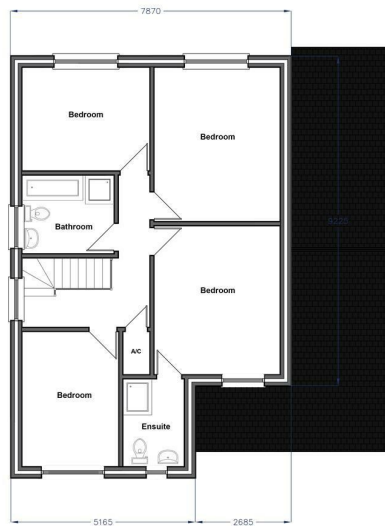
LOCATION

Pawlett is a charming village located on the River Parrett estuary in Somerset, just 4 miles from Bridgwater. Known for its picturesque setting and mix of beautiful properties, Pawlett offers a primary school, a hairdresser, and sports facilities including a pavilion for various activities.





Ground Floor Plan
(1:50 Metric Scale)



First Floor Plan
(1:50 Metric Scale)

Council Tax Band New Build

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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