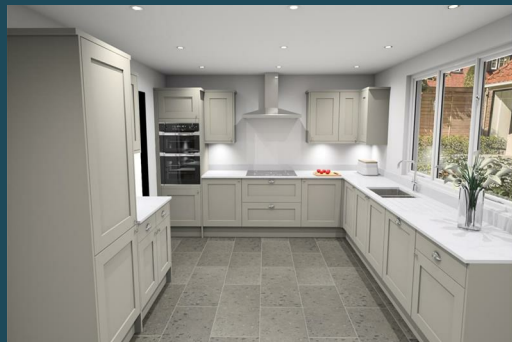


Old Main Road
Pawlett
Bridgwater
TA6 4RY



JOSEPH CASSON
the estate agency your home deserves





£465,000

- 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

Welcome to the charming village of Pawlett, where this exquisite detached new build home awaits its lucky new owners.

Overflowing with space and modern luxuries, this property is a dream come true for families seeking a high-quality living experience. Situated with excellent transport links to the M5, Bridgwater, and other local amenities, convenience is key in this idyllic location.

Don't miss out on the opportunity to make this beautiful new build your forever home.

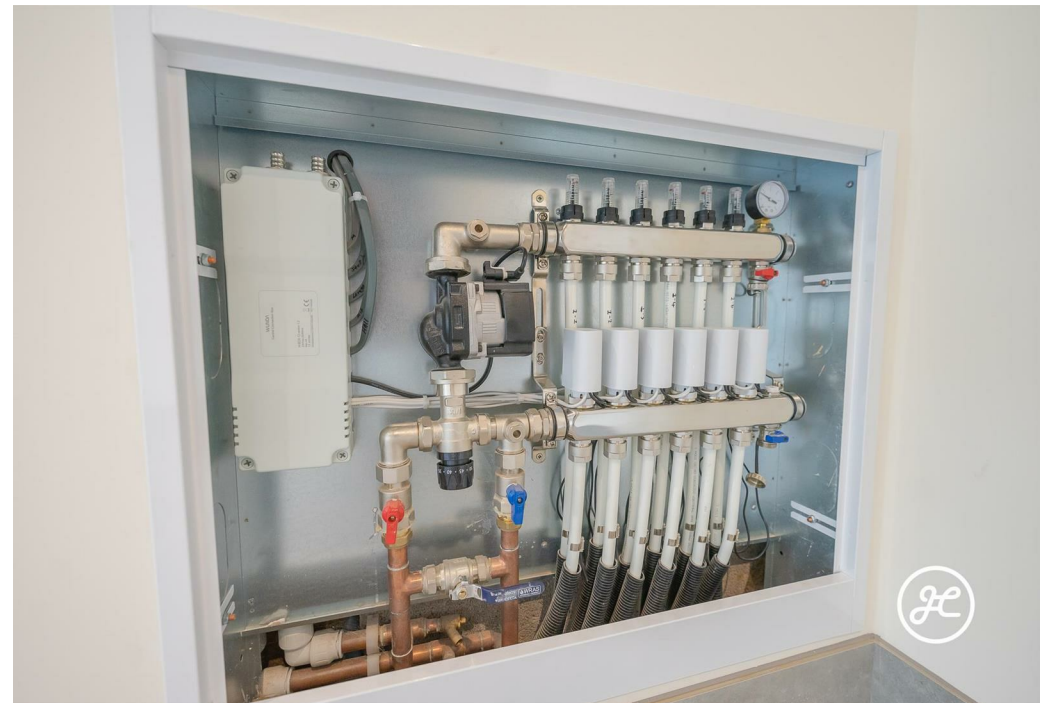
ACCOMMODATION

This beautifully crafted new home is set to be finished in about six weeks. The layout includes an inviting entrance hallway with a turning oak staircase, a cozy living room, and a modern open-plan kitchen/diner with sleek Howdens Pebble 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 single 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. 10-year builder warranty.

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.





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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