

Monmouth Farm Close
Pawlett
Bridgwater
TA6 4SP



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£420,000

- Superior Executive Detached Property
- Double Garage & Double-Width Driveway
 - Four Spacious Bedrooms
 - Two Bathrooms
- Two Reception Rooms & Conservatory
 - Kitchen/Diner
 - Cloakroom
- Enclosed Rear & Side Gardens
- LPG Central Heating & Double Glazing
 - EPC Rating:

Situated within a tucked away position in the sought-after village of Pawlett, is this exceptional, executive detached family home which offers spacious accommodation, a double garage, a driveway and beautiful lawned gardens to the rear and side aspects.

ACCOMMODATION

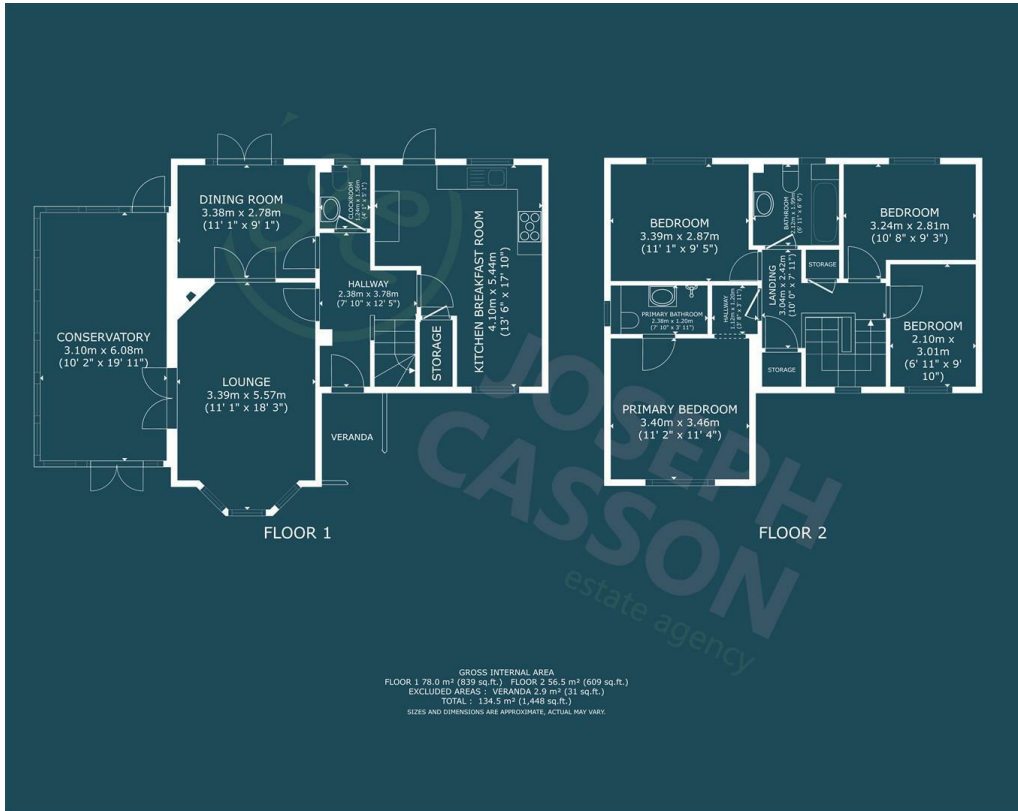
This double-glazed, LPG centrally heated accommodation briefly comprises an open canopy porch, entrance hallway, cloakroom, lounge with bay window, dining room, conservatory, and open-plan kitchen/diner to the ground floor. Accessed via the attractive turning staircase is a spacious landing providing access to the family bathroom and four generously sized bedrooms, the primary bedroom with its own en-suite shower room.

Outside is a double garage and double-width driveway, landscaped gardens to three aspects which are predominantly lawned with shrub and flower borders, with multiple seating areas.

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

E

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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