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ESTATE AGENTS



16 Old Main Road, Pawlett, TA6 4RY

£295,000

Situated within the popular village of Pawlett, is this three bedroom link-detached bungalow with generously sized gardens to front and rear, garage and driveway. This delightful property is warmed by oil central heating and boasts a magnificent living accommodation and comes to the market with NO ONWARD CHAIN. The bungalow briefly comprises entrance porch, entrance hallway, three bedrooms, kitchen/ breakfast room, shower room and W.C. To the front of the property there is ample parking for multiple vehicles and to the rear the garden is well stocked and proportioned.

The property is within easy walking distance of all local amenities including historic church, primary school as well as The Pavilion and The Royal British Legion (which are focal points within the parish). Pawlett falls within easy commuting distance of the M5 and between the towns of Bridgwater and Burnham-on-Sea.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via double glazed door and window combination unit to:

ENTRANCE HALLWAY

Airing cupboard housing 'Worcester' oil fired boiler, radiator and access to living room, kitchen/breakfast room, bedrooms, shower room and WC.

Loft hatch with pull down ladder, partially boarded with power and light connected.

LIVING ROOM

Dual aspect double glazed windows. Feature fireplace with gas fire inset (via LPG), two radiators.

KITCHEN/ BREAKFAST ROOM

Dual aspect double glazed windows. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Built in electric appliances to remain including four ring hob with fitted extractor fan over. Space for undercounter fridge and freezer, space and plumbing for washing machine. Radiator, door to:

BEDROOM ONE

Rear aspect double glazed window, radiator.

BEDROOM TWO

Front aspect double glazed window, radiator.

BEDROOM THREE/ DINING ROOM

Front aspect double glazed window, radiator. Storage cupboard.

SHOWER ROOM

Side aspect obscure double glazed window. Fitted with a two piece suite comprising oversized shower cubicle with shower over and wash hand basin. Tiled walls, radiator.

W.C

Obscure double glazed window to side aspect. Fitted with a WC. Tiled walls.

LOBBY

Double glazed door to the front/ parking area. Double glazed door to the garden.

EXTERIOR

FRONT GARDEN

Dwarf brick wall to front boundary with iron gates inset. Mainly laid to lawn with mature shrubs.

PARKING

On own drive to side for multiple vehicles.

GARAGE

Up and over door to front. Double glazed window to rear aspect. Power and light connected. Personnel door to lobby.

REAR GARDEN

Enclosed by panel fencing. Patio adjacent to property with oil tank on hardstanding. Predominately laid to lawn with pathway around the garden. Established shrub borders, greenhouse to remain. Store room. Timber gate for side access.

SERVICES

Mains electricity, water and drainage..

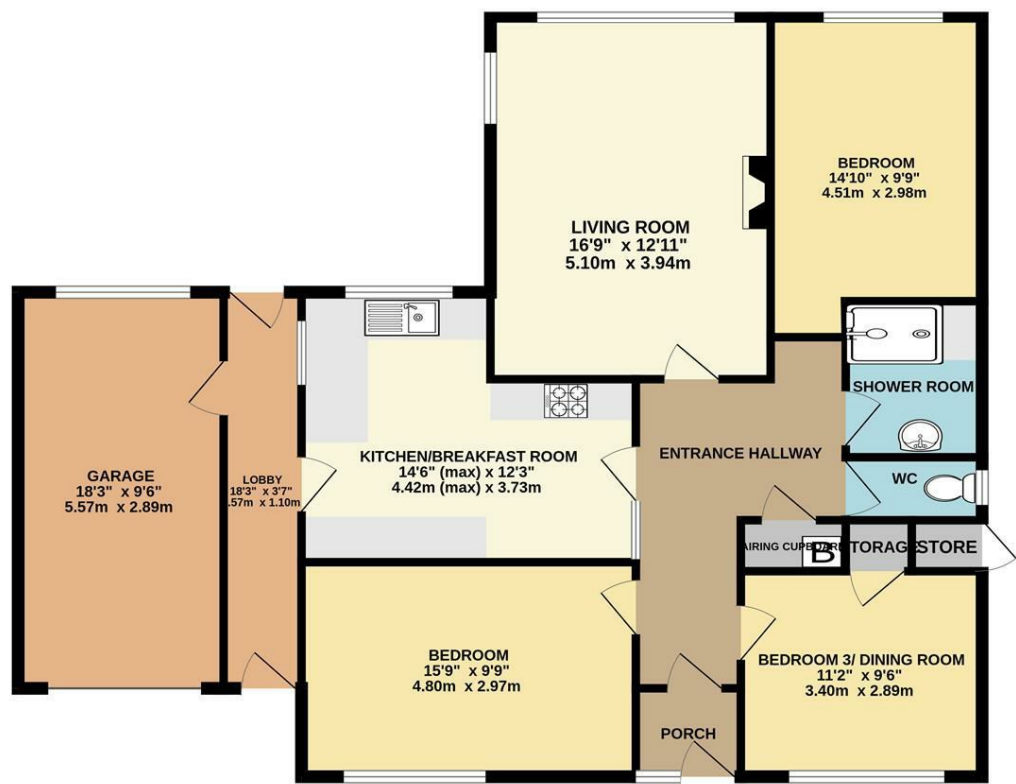
HEATING

Oil fired central heating system.

Gas LPG for fire in the living room.

Floor Plan

GROUND FLOOR

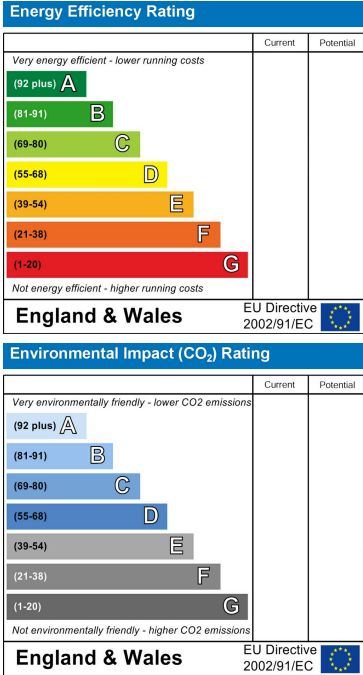


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.