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ESTATE AGENTS



46 Monmouth Farm Close, Pawlett, TA6 4SP

£325,000

Located within a quiet cul-de-sac in the sought-after village of Pawlett is this exceptional three bedroom detached family home which has been lovingly maintained and improved since ownership. The property offers spacious and high quality accommodation including a stunning open-plan kitchen/ diner opening onto the conservatory with a lantern style roof.

The double glazed and centrally heated accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen/ diner and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. There is parking in front of the garage and a lovely enclosed garden to the rear which retains a good degree of privacy.

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 front door with obscure colour leaded light pane inset to:

ENTRANCE HALL

Stairs rising to the first floor. Wooden flooring, radiator, panelled doors to cloakroom and lounge.

CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising close coupled WC and wash hand basin with tiled splashbacks, radiator, wooden flooring.

LOUNGE

Front aspect double glazed window. Multi fuel burner, wooden flooring, radiator, double doors to:

KITCHEN/ DINER

Rear aspect double glazed window overlooking rear garden. Fitted with a range of matching wall, base and drawer units with coordinated work surfaces over and sink and drainer unit inset and mixer tap over. Built in appliances to remain including freestanding cooker with stainless steel chimney style extractor over. Space and plumbing for washing machine, space for fridge freezer, tiled splash backs, wooden flooring, radiator, double glazed French doors to the garden. Under stairs cupboard.

CONSERVATORY

Dual aspect double glazed windows with French doors inset, radiator.

LANDING

Side aspect double glazed window. Airing cupboard, access to insulated and partially boarded loft and panelled doors to:

BEDROOM ONE

Rear aspect double glazed window, wood effect flooring, radiator.

BEDROOM TWO

Front aspect double glazed window, wood effect flooring, radiator.

BEDROOM THREE

Front aspect double glazed window, wood effect flooring, radiator. Storage cupboard.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath with wall mounted shower over and glass screen, vanity wash hand basin and close coupled WC, tiled splash backs and surrounds, wood effect flooring.

EXTERIOR

PARKING

On own drive.

GARAGE

Up and over door to front. power and light connected. Wall mounted 'Worcester' boiler. Personnel door to the garden.

GARDEN

Fully enclosed. Mainly laid to lawn with established shrub and flower borders. Timber decking to rear for seating.

Floor Plan

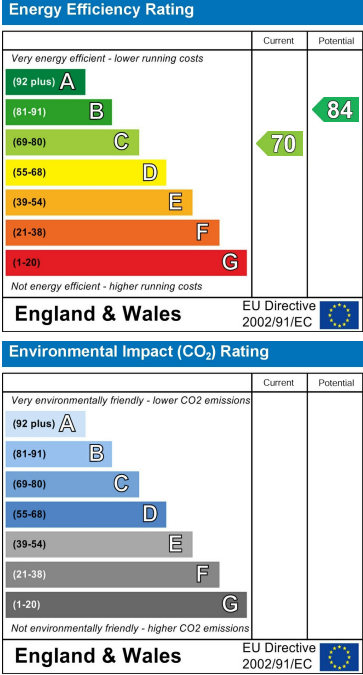


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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