

# Natasha Howarth

## ESTATE AGENTS



18 Old Main Road, Pawlett, TA6 4RY

**£370,000**

Natasha Howarth Estate Agents would like to offer to the market this immaculately presented three bedroom link- detached bungalow occupying a lovely position in the popular village of 'Pawlett'. The property has been upgraded throughout to an extremely high standard to include a fitted modern kitchen with integrated appliances, a lovely conservatory with lantern style glass roof and a good size bathroom with jacuzzi style bath and separate shower. This home offers attractive gardens to front and rear, driveway, garage and is warmed by oil fired central heating. The bungalow in brief comprises entrance porch, entrance hallway, living room, conservatory, kitchen/ breakfast room, three bedrooms and a good size bathroom. In addition there is an intruder/ burglar alarm which has motion sensor security lighting surrounding the property for extra security.

An internal inspection is essential to fully appreciate this beautiful bungalow.

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:

## PORCH

Tiled floor. Door to hallway.

## ENTRANCE HALLWAY

Airing cupboard, radiator, doors to living room, bedrooms, bathroom and opening to kitchen/breakfast room.

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

Fitted intruder/ burglar alarm.

## LIVING ROOM

Double glazed window overlooking the garden. Feature fireplace with electric fire inset, two radiators. Double glazed patio doors to the conservatory.

## CONSERVATORY

Double glazed windows with patio doors inset. Lantern style glazed roof. Tiled floor, radiator.

## KITCHEN/ BREAKFAST ROOM

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

## LOBBY

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

## BEDROOM ONE

Rear aspect oriel bay double glazed window, radiator. Built in wardrobes.

## BEDROOM TWO

Front aspect oriel bay double glazed window, radiator. Built in wardrobes.

## BEDROOM THREE/ DINING ROOM

Front aspect oriel bay double glazed window, radiator. Single built in wardrobe.

## BATHROOM

Side aspect obscure double glazed window. Fitted with a modern four piece suite comprising jacuzzi style bath, corner shower cubicle with shower over, vanity wash hand basin and WC. Storage. Tiled walls, tiled flooring, radiator, underfloor heating.

## EXTERIOR

## FRONT GARDEN

Dwarf brick wall to front boundary with iron gates inset. Fully paved with lawned area to front.

## PARKING

On own drive for multiple vehicles.

## GARAGE

Up and over electric door to front. Double glazed window to rear aspect. Power and light connected. Personnel door to lobby. Space for freezer, tumble dryer and additional appliances.

## REAR GARDEN

Enclosed by panel fencing. Mainly laid to lawn with pathway around the garden. Established shrub borders, timber shed to remain. Store room housing the electrics. Timber gate for side access. Oil tank. External store room housing the boiler and consumer unit/ fuse board.

## SERVICES

Mains electricity, water and drainage..

## HEATING

Oil fired central heating system.

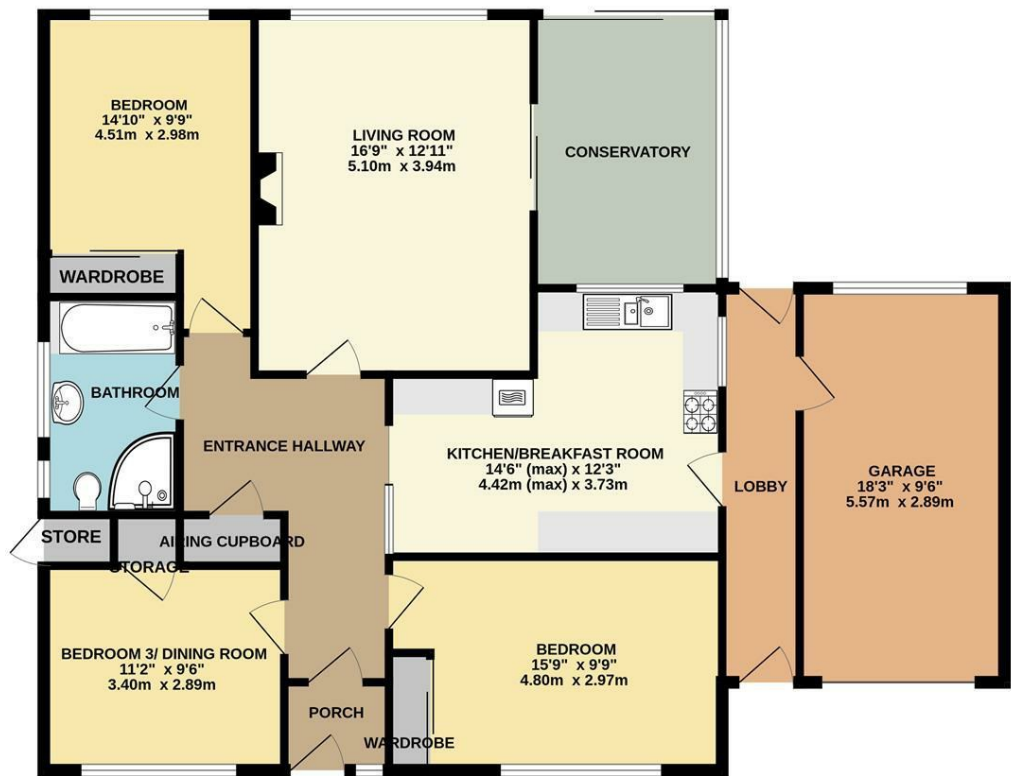
## NB

There are security video door bells on both front external doors.



Floor Plan

GROUND FLOOR

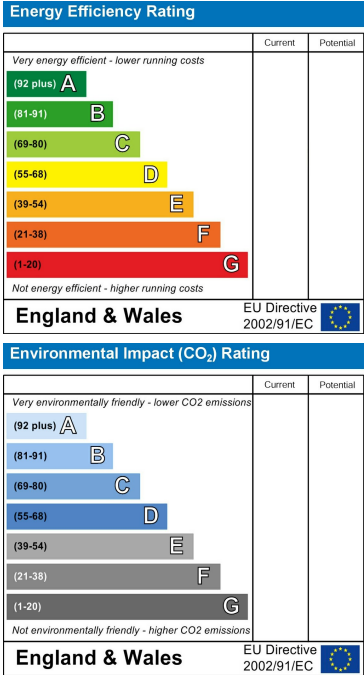


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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