

Nataasha Howarth
ESTATE AGENTS



31 Monmouth Farm Close, Pawlett, TA6 4SP

£360,000

An opportunity to purchase this impressive and attractive detached house which is situated just off Old Main Road in the popular village of Pawlett which is situated approximately three miles north of Bridgwater and four miles south of Burnham-On-Sea.

This stunning home was built in June 2000 and is situated on a generous size plot on the edge of this development by Wimpey Homes. The village of Pawlett has its own historic church, primary school as well as The Pavilion and The Royal British Legion (which are focal points within the parish). Junction 23 of the M5 is approximately two miles away and a wider range of amenities can be found in Bridgwater and Taunton.

This three bedroom double glazed and centrally heated home offers generous sized and well planned flexible accommodation and briefly comprises entrance hallway, lounge, cloakroom, kitchen/ diner and utility to the ground floor. Upstairs there are three bedrooms (ensuite to master) and a family bathroom.

Externally the property has parking and a garage along with a delightful rear garden.

An internal inspection is essential to fully appreciate this superb detached village home benefitting from shutters or wooden venetian blinds to all main windows.

ENTRANCE

Via half glazed panelled front door with obscure double glazed panes inset to:-

ENTRANCE HALLWAY

Radiator, turning staircase to first floor, tiled floor, panelled doors to cloakroom, lounge and kitchen/diner.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC, radiator, tiled floor.

LOUNGE

Front aspect double glazed bay window. Feature fireplace with surround and Town & Country Rosedale multi fuel burner inset, two radiators, Rear aspect double glazed French doors to garden with matching side windows.

KITCHEN/ DINER

Rear aspect double glazed window with additional double glazed bay window to breakfast area. Fitted with a range of wall and base units with matching display cabinets and granite effect roll top work surfaces with one and a quarter bowl acrylic sink and drainer unit inset. Space for range style cooker with stainless steel chimney extractor fan over. Tiled splashbacks and surrounds, space and plumbing for dishwasher, space for fridge/ freezer, wood effect flooring, two radiators. Door to utility room.

UTILITY ROOM

Double glazed window to front aspect. Range of built-in wall and base units with roll top work surfaces over and stainless steel sink and drainer unit inset, cupboard housing boiler, space and plumbing for washing machine, space and vent for tumble drier. Half glazed double glazed door to garden and garage..

GALLERIED LANDING

Front aspect double glazed window, radiator, double sized airing cupboard with slatted shelving and water cylinder, access to insulated and boarded loft with pull down ladder and fluorescent light. Panelled doors to bedrooms and bathroom.

BEDROOM ONE

Rear aspect double glazed window, radiator, parquet style flooring, door to:

ENSUITE SHOWER ROOM

Obscure side aspect double glazed window. Fitted with a three piece white suite comprising double sized tiled shower cubicle with mains power shower and vanity wash hand basin with semi-recessed close coupled WC. Parquet style flooring, heated towel rail, tiled walls.

BEDROOM TWO

Rear aspect double glazed window, radiator, parquet style flooring, door to:

BEDROOM THREE

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

BATHROOM

Obscure front aspect double glazed window. Fitted with a four piece suite comprising panel bath with mains power shower over, vanity wash hand basin and WC. Part tiled walls, heated towel rail, parquet style flooring.

EXTERIOR

PARKING

On own tarmac drive to front for one vehicle leading to:-

GARAGE

Reconstituted stone and brick built garage with pitched, tiled and felted roof (storage space above) and accessed via double doors to front. Power and light connected. Personnel rear door to the garden.

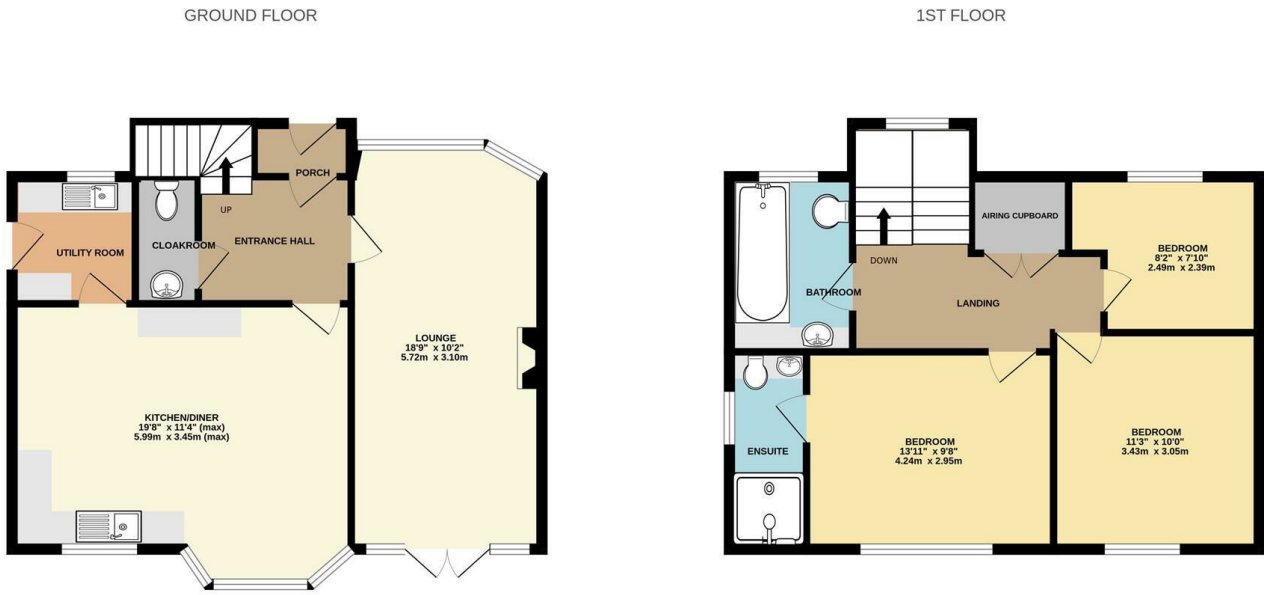
GARDEN

Enclosed by panel fencing. Predominantly laid to lawn with established flower and shrub borders Tiered decking area beyond. Timber shed to remain. Side pedestrian gate to front of property. Electrical retractable awning. Outside tap and covered electrical point. Log storage area to the left of the house.

HEATING

LPG gas fired central heating system with concealed LPG gas cylinder in lawn area- easy filling from the side gate entrance.

Floor Plan

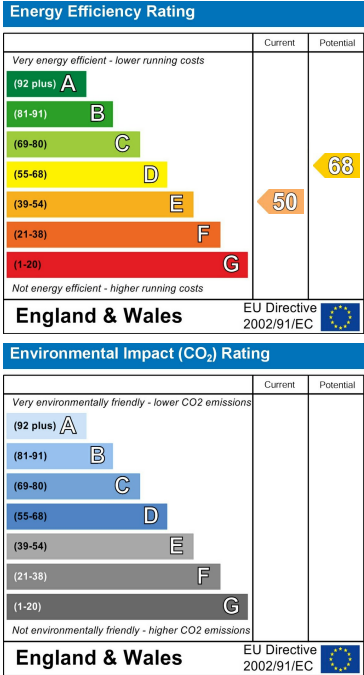


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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