

Natasha Howarth
ESTATE AGENTS



32 Manor Road, Pawlett, TA6 4SN

£325,000

Natasha Howarth Estate Agents are delighted to offer for sale this deceptively spacious and attractive 1930s semi-detached house which is situated in the sought after village of Pawlett.

The double glazed and centrally heated accommodation briefly comprises entrance porch, spacious hallway, lounge, dining room, kitchen and rear lobby to the ground floor.

Upstairs there are three bedrooms and a family bathroom.

32 Manor Road benefits from ample off street parking to the front and a good size rear garden with far reaching countryside views.

The property is within easy access 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.

An internal viewing of this property comes highly recommended!

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

ENTRANCE

Via double glazed door to:

ENTRANCE PORCH

Dual aspect double glazed windows. Door to:

ENTRANCE HALLWAY

Double glazed window to side aspect. Stairs rising to first floor with cupboards beneath. wooden floor, radiator, doors to lounge and dining room and opening to the kitchen.

LOUNGE

Double glazed window to front aspect. Feature open fireplace. Radiator.

DINING ROOM

Double glazed door to the garden. Feature open fireplace. Radiator.

KITCHEN

Two double glazed windows to side aspect. Fitted with a matching range of wall, base and drawer units with work surfaces over. Belfast sink and drainer unit inset. Tiled splashbacks. Integrated appliances to remain to include built- in oven with four ring electric hob. Space for fridge/ freezer, space for dishwasher. Space and plumbing for washing machine. Wooden floor, radiator, ceiling down lighters. Double glazed French door to:

REAR PORCH

Dual aspect double glazed windows. Door to garden.

LANDING

Obscure double glazed window to side aspect. Loft hatch. Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower attachment over and glass screen, wash hand basin and T.C. Vinyl floor, tiled walls.

EXTERIOR

PARKING

On own gravelled driveway for multiple vehicles.

FRONT GARDEN

Mainly laid to lawn with shrub borders and fruit trees. Side gate providing access to the garden and garage.

REAR GARDEN

Fully enclosed, Patio area at the bottom of the garden, mainly laid to lawn with mature shrubs and trees.

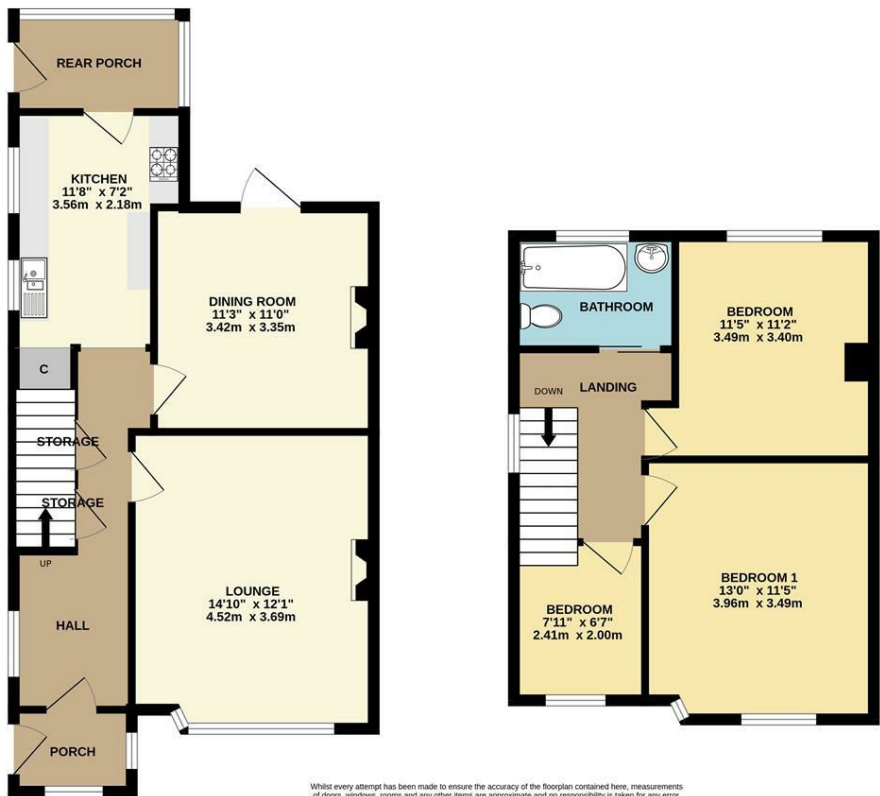
GARAGE

Up and over door. Power and light connected. Personnel door to the garden.

Floor Plan

GROUND FLOOR

1ST FLOOR

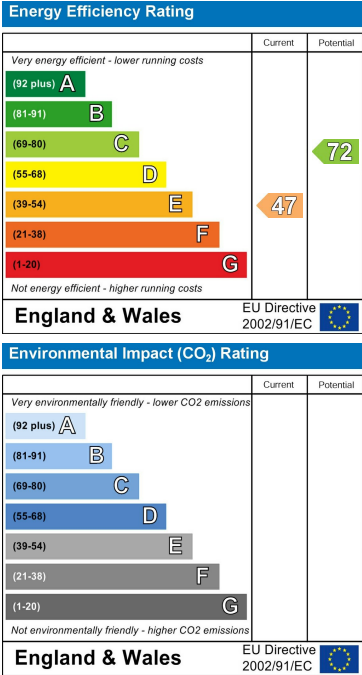


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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