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ESTATE AGENTS



Riversbend River Road, Pawlett, TA6 4SE

£325,000

Offering to the market this three bedroom detached bungalow situated on a generous size plot and located within the lovely village of Pawlett. Riversbend is double glazed and warmed by oil central heating and boasts magnificent living accommodation.

The bungalow is now in need of general updating and is being sold with the added advantage of no onward chain.

Externally there is ample off street parking with wrap around gardens complete with a garage.

In brief the property comprises entrance porch, kitchen/ breakfast room, dining room, living room, good size hallway, conservatory with vaulted roof, three bedrooms, a bathroom with separate shower and WC.

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

Steps leading up to double glazed door to:

LOBBY

Dual aspect double glazed windows. Double glazed door with obscure pane leading to:

KITCHEN 13'9 x 8'9 (4.19m x 2.67m)

Double glazed window. Fitted with a range of matching wall, base and drawer units with roll top worksurfaces over and stainless steel sink and drainer unit inset. Space and point for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, breakfast bar, tiled splashbacks, built in cupboard, ceiling downlighters, 'Grant' boiler, radiator. Access to hallway and door to:

DINING ROOM 10'5 x 8'9 (3.18m x 2.67m)

Double glazed window. Radiator. Obscure glazed door to:

LIVING ROOM 17'6 x 11'4 (5.33m x 3.45m)

Dual aspect double glazed windows. Radiator.

HALLWAY

Built in airing cupboard housing water tank, built in cupboard. Loft hatch with pull down ladder and light connected. Radiator. Doors to the accommodation.

CONSERVATORY 18'00 x 6'1 (5.49m x 1.85m)

Double glazed conservatory with vaulted roof and French doors, parquet effect flooring.

CLOAKROOM

Obscure double glazed window. Close coupled WC with push button flush, partially tiled walls.

BATHROOM

Obscure double glazed window. Fitted with a three piece white suite comprising panelled, shower cubicle with mains shower overhead, pedestal wash hand basin. Tiled walls, radiator.

BEDROOM ONE 12'8 x 10'7 (3.86m x 3.23m)

Dual aspect double glazed windows. Built in cupboards, radiator.

BEDROOM TWO 10'10 x 8'9 (3.30m x 2.67m)

Double glazed window. Radiator.

BEDROOM THREE 9'5 x 7'8 (2.87m x 2.34m)

Double glazed window, built in cupboard, radiator.

EXTERIOR

PARKING

On own driveway for multiple vehicles. Leading to:

GARAGE

Up and over door. Window to side aspect.

GARDEN

Mainly laid to lawn with established and mature trees and shrubs. Secret garden. Small vegetable plot to the rear with greenhouse and shed on hardstanding to remain. Oil tank situated at the rear.

Floor Plan

GROUND FLOOR



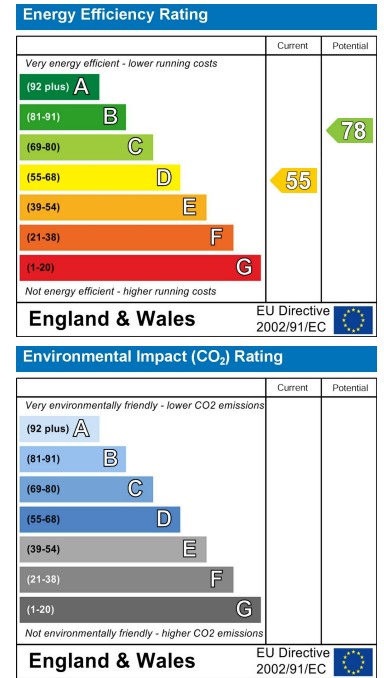
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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