



6 River Road
Pawlett, Bridgwater, TA6 4SE

Asking Price £385,000

Tamlyns

PROPERTY DESCRIPTION

This delightful property enjoys a stunning situation adjacent to the River Parrett and is being offered for sale for the first time in over forty years.

Local Authority

Somerset Council Tax Band: D

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Sitting Room

14'0" x 13'10" (4.27m x 4.22m)

Dining Room

13'8" x 10'0" (4.19m x 3.07m)

Kitchen/Breakfast Room

14'0" x 10'4" (4.29m x 3.15m)

Including units

Inner Hall

Bathroom

14'0" x 5'8" (4.27m x 1.73m)

Landing

Bedroom One

14'2" x 14'2" (4.34m x 4.32m)

Max.

Bedroom Two

14'4" x 10'2" (4.39m x 3.12m)

Max.

Bedroom Three

14'0" x 10'2" (4.29m x 3.12m)

Max.

Bedroom Four

13'1" x 6'9" (3.99m x 2.08m)

Bedroom Five

9'8" x 7'1" (2.97m x 2.16m)

PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

