



**Manor Road**  
Pawlett, Bridgwater, TA6  
OIEO £400,000 Freehold

  
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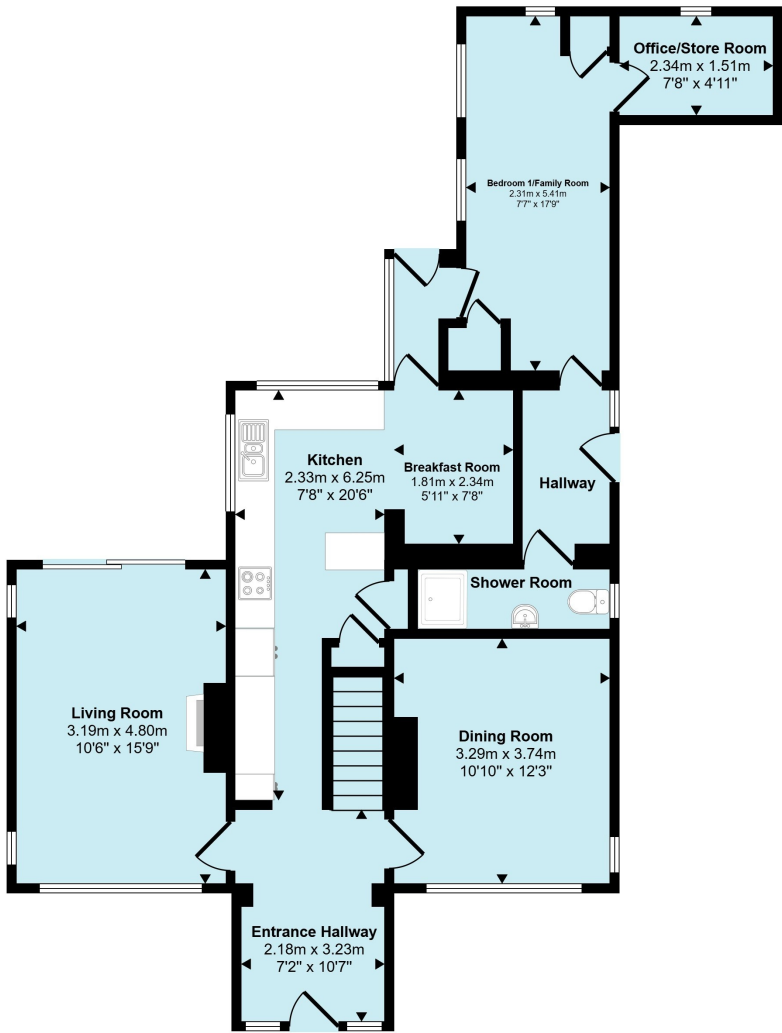
  
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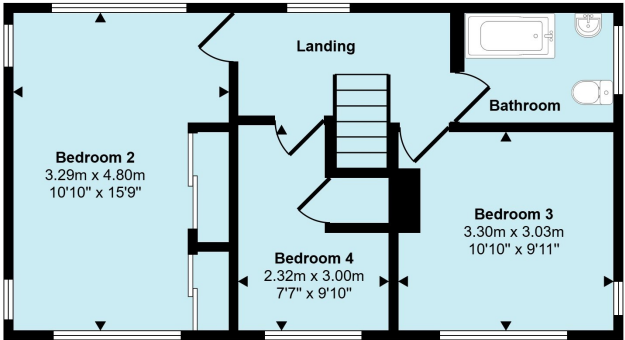
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**Wilkie May  
& Tuckwood**

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

This three/four bedroom detached family home that offers off-road parking for many cars with a smallholding, including an enclosed paddock, of approximately three-quarters of an acre with many outbuildings, 50' greenhouse with electric and 20' polytunnel. There is no onward chain with this property, which is served by oil fired central heating.

- Smallholding in village location
- Approaching plot of 3/4 of an acre
- Over 15' living room
- Dining room with front aspect
- Over 20' kitchen
- Breakfast room
- Principal bedroom/family room
- Shower room
- Office/store room
- Three bedrooms upstairs
- Bathroom
- 50' greenhouse with electric
- 20' polytunnel
- Off-road parking for multiple vehicles

## THE PROPERTY:

The property is an imposing extended three/four bedroom detached family home situated on a plot approaching three-quarters of an acre plot. The house has extensive off-road parking to the front along with a garage, a number of outbuildings, 50' greenhouse with electric and paddock to the rear with the whole plot approaching three-quarters of an acre.

he dwelling comprises a door to the entrance hall and a living room with a fireplace and sliding patio doors. A separate dining room enjoys a front aspect. The kitchen/breakfast room is L-shaped and is over 21' in length with a range of high and low level units, built-in double oven, hob and an extractor hood, along with an understairs' storage cupboard together with space for a breakfast table. There is a potential annexe with rear porch and a utility room/kitchenette with plumbing for a washing machine and an oil gas boiler powering the domestic hot water and the central heating system. The shower room has a shower, WC, wash hand basin and a double glazed window. There is an office area and living room/bedroom.



Stairs to the first floor landing with three bedrooms off complemented by a bathroom having a bath, WC, wash hand basin, an electric shower and a double glazed window.

Outside – To the front is a resin bonded driveway and block paved driveway providing parking for many cars and leads to the garage. There is side access to the rear of the property which has a number of outbuildings including a storage shed, haybarn, workshop (all with electric connected), 50' glass greenhouse and a further polytunnel with electric fitted and a pony paddock, enclosed by ranch fencing, is tree lined and backs onto fields. There is a small orchard which is fully enclosed.

The whole plot approaches three-quarters of an acre.

## LOCATION:

Situated in the Somerset village of Pawlett which is approximately 3 miles from Bridgwater with a church and primary school plus a bus service to the town centres of Bridgwater and Burnham-On-Sea. Conveniently located for the M5 motorway, being approximately 2 miles away from junction 23. Bridgwater offers a wide variety of leisure, educational and retail amenities. Main line rail links are available via Bridgwater Railway station and a daily coach service to London Hammersmith runs from Bridgwater bus station.



WM&T

## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Construction:** Traditional construction. There are 16 solar panels on the roof which are owned. Income from panels: TBC.

**Services:** Mains water, mains electricity, mains drainage, oil fired central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** E

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data both limited with EE, Three and Vodafone. Voice only limited with O2.

**Flood Risk: Rivers and sea:** Very low risk      **Surface water:** Very low risk      **Reservoirs:** Unlikely      **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in June 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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