



**Quantock Rise**  
Pawlett, Bridgwater, TA6  
£264,000 Freehold

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**Wilkie May  
& Tuckwood**

Floor Plan



# Description

Presenting this unique, two bedroom, semi-detached bungalow, set on a corner plot with a garage, workshop and off-road parking.

The property is offered to the market with no onward chain.

- Village location
- Two bedroom bungalow on corner plot
- Over 16' front aspect living room
- Dining room
- Over 23' conservatory
- Two double bedrooms
- Shower room
- Attic room/storage
- Garage, workshop and off-road parking
- No onward chain

## THE PROPERTY:

Briefly, the property comprises a hallway. A spacious living room, overlooking the front of the property. A well-proportioned dining room with stairs to the attic room and archway through to the kitchen. The kitchen has ample worktop and unit space, space for appliances, hob, oven, cooker hood, sink and a door into the conservatory. A very spacious conservatory with side door to garden, French doors to the garden and worktop and appliance space.

The principal bedroom overlooks the front of the property and the second bedroom overlooks the courtyard, whilst also benefitting from built-in storage. A shower room with shower, toilet and basin with built-in storage.

The attic room offers a generous space for hobbies, a study or a variety of uses and benefits from skylight, eaves' storage and a further, good size storage cupboard.

The property benefits from double glazing throughout and electric heating.

Outside - The garden wraps around the side and front of the property with a hedge border and fencing and comprises lawn, patio and decking. A low maintenance courtyard is between the house and garage/workshop and is made up of patio and gravel. The garage is a generous size with electric door, power light and an adjoining workshop. The driveway to the front of the garage provides parking for two vehicles and has the option for further off-road parking.

## 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.



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## GENERAL REMARKS AND STIPULATION

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

**Construction:** Traditional construction.

**Services:** Mains water, mains electricity, mains drainage, electric storage heaters.

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

**Council Tax Band:** C

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

**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 July 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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