



Pawlett — £425,000 Freehold

Linda Saunders | Estate Agents



14 Manor Park, Pawlett, TA6 4SU

We are delighted to offer this modern three reception, four bedroom detached house set within this popular village location affording easy access to both Bridgwater and Burnham on Sea and the M5 motorway network. The property briefly comprises; kitchen/breakfast room, study/2nd lounge, sitting room, dining room, utility room and guest WC to the ground floor, master bedroom with en suite, family bathroom and three further good-sized bedrooms to the first. There is an enclosed rear garden with views of the Somerset Levels and the Mendip Hills beyond and a garage to the side with driveway in front. Built in 1999, this is the first time the property has come to market and is in exceptional almost original condition. Viewing is highly recommended as it is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: Nearly new composite door to front aspect, stairs to first floor, radiator, doors to guest WC, kitchen/diner, sitting room, dining room and study. There is an understairs cupboard and carpet as fitted.

Guest WC: Fitted two-piece suite comprising; low level WC, wash hand basin, fully tiled walls, radiator and carpet as fitted.

Study/Second Lounge: 3.09 x 2.47 (10'01" x 08'01") maximum. PVCu double glazed window to front aspect, radiator, TV point and carpet as fitted.

Kitchen/Diner: 3.44 x 2.73 (11'03" x 08'11"). PVCu double glazed window to rear aspect, fitted with a range of matching wall, base and drawer units with composite sink and drainer unit inset, built in electric oven, electric hob with extractor fan over, tiled splash backs and surrounds, space for fridge/freezer, radiator, tiled flooring.

Utility: Double glazed door to side aspect, PVCu double glazed window to the rear aspect, radiator, base unit, worktop, sink and drainer, Worcester floor standing oil-fired boiler and space and plumbing for washing machine, tiled flooring.

Sitting Room: 5.04 x 3.45 (16'06" x 11'03") PVCu double glazed window and French doors to the rear aspect, feature

fireplace with electric fire inset, two radiators and carpet as fitted.

Dining Room: 2.83 x 3.73 (12'02" x 09'03"). PVCu double glazed window to front aspect, radiator, and carpet as fitted.

Landing: Radiator, loft hatch and access to all rooms.

Bedroom 1: 4.47 x 2.84 (14'08" x 09'03") plus the built in wardrobes. PVCu double glazed window to front aspect, built in wardrobes along one wall, ceiling light, radiator, and carpet as fitted. Door to: -

En Suite: PVCu double glazed window to front aspect, fitted with a three-piece white suite comprising shower cubicle, wash hand

basin and close coupled WC, radiator and grey wood effect vinyl flooring.

Bedroom 2: 2.86 x 3.09 (09'04" x 10'01") plus the built in wardrobes. PVCu double glazed window to front aspect, built in wardrobes along one wall, ceiling light, radiator, and carpet as fitted.

Bedroom 3: 2.96 x 2.90 (09'08" x 09'06"). PVCu double glazed window to rear aspect, built in wardrobe, ceiling light, radiator, and carpet as fitted.

Bedroom 4: 2.76 x 2.46 (09'0" x 08'01") maximum measurements. PVCu double glazed window to rear aspect, built in wardrobe, ceiling light, radiator, and carpet as fitted.

Bathroom: PVCu double glazed window to rear aspect, fitted with a three-piece suite comprising low level WC, wash hand basin set into vanity unit with extended worktop, panelled bath, tiled splashbacks, extractor fan, radiator, and carpet as fitted.

OUTSIDE

To the front is a garden laid to lawn and borders with mature shrubs and bushes, a single garage with driveway providing parking for two vehicles, a personal access gate to the rear garden with views over the Somerset Levels and the Mendip Hills beyond.

Please Note: These are preliminary details as we are awaiting their approval by our vendor.

EPC Rating: D 60 Council Tax Band: E Local authority reference number: 4005020140

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindaundersstateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

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FREE Market Appraisal

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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W: lindaunders-estateagents.co.uk

E: hotproperty@lindaundersstateagents.co.uk

