



31 Monmouth Farm Close

Bridgwater, TA6 4SP

Offers In Excess Of £350,000



# PROPERTY DESCRIPTION

Situated in this sought after village location is a very well presented 3 bedroom detached house with off street parking and garage.

The property offers well planned living accommodation with a generously sized lounge with a multi fuel burner, kitchen/dining room with utility off, W/C, three good sized bedrooms, master en-suite, family bathroom, and a mature rear garden with a raised decking area, lawn, patio and gravel area.

\*Entrance hallway \*W/C \*Generous lounge with multi fuel burner \*Kitchen/dining room \*Utility room \* First floor landing \*Three bedrooms \*Master en-suite \*Family bathroom \*LPG heating \*UPvc double glazed windows \*Sought after village location

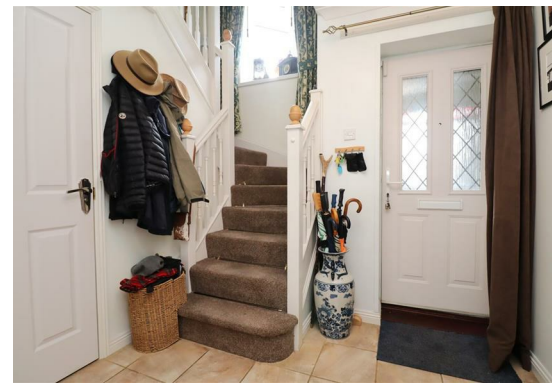
\*Must be seen

## Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Half panelled obscured double glazed door providing access to:

### Entrance hall

Doorways leading to all ground floor rooms and stairs rising to the first floor landing

### W/C

Fitted with a close coupled w/c, wash hand basin with tiled splashback, and radiator

### Lounge

19'1" maximum x 10'2" (5.82 maximum x 3.12)

Generously sized lounge benefiting from having a multi fuel burner with feature surround, two radiators, dual aspect Upvc double glazed window to front and Upvc double glazed French doors to the rear garden. The dual aspect windows ensure the room is full of natural light

### Kitchen/Dining room

19'6" x 11'2" maximum (5.95 x 3.42 maximum)

The kitchen comprises of a range of matching wall and base units with granite effect worktop space over, 1 1/2 acrylic sink and drainer unit with mixer tap over, tiled splashbacks, space for range style cooker, space for fridge/freezer, space and plumbing for dishwasher, Upvc double glazed window to rear and doorway to the utility room.

The dining area benefits from having a Upvc double glazed bay window to rear, space for storage units and space for dining table and chairs.

### Utility Room

6'2" x 6'1" (1.90 x 1.87)

Fitted with a range of matching wall and base units, stainless steel sink drainer unit with mixer tap over, space and plumbing for washing machine, cupboard housing the boiler supplying domestic hot water and radiators, and double glazed door to the side access

## First floor landing

Providing access to all first floor rooms, storage cupboard and access to the loft space

### Bedroom 1

13'9" maximum x 9'8" (4.20 maximum x 2.96)

Generously sized bedroom with fitted wardrobes, space for further storage, Upvc double glazed window to rear and doorway to:

### En-suite

8'11" maximum x 4'4" (2.73 maximum x 1.34)

Fitted with a white suite comprising of a shower cubicle, close coupled w/c, hand wash basin with storage under, wall cupboards, ladder style towel rail and Upvc double glazed window to side

### Bedroom 2

11'3" x 9'8" (3.43 x 2.95)

Generously sized room with space for stage units, radiator and Upvc double glazed window to rear

### Bedroom 3

8'4" (excluding wardrobe) x 7'9" (2.55 (excluding wardrobe) x 2.38)

Built in wardrobe, radiator and Upvc double glazed window to rear

### Family bathroom

6'7" x 6'2" (2.01 x 1.89)

Comprising of a panelled bath with tiled splashback and shower over, vanity wash hand basin with storage under, close coupled W/C, heated towel rail and Upvc double glazed obscured window to front

### Garage

Fitted with an up and over garage door, power and lighting. The garage also benefits from having a pitched, tiled and felted roof (ideal of extra storage), with additional access via wooden door to the rear

# PROPERTY DESCRIPTION

## Outside

To the front of the property are separate lawn and gravel areas that enjoy sunny aspects. The property benefits from having off street parking for one vehicle and access to the garage through an up and over door and pedestrian access to the rear.

To the rear of the property is an enclosed, good size, mature garden that enjoys sunny aspects, with raised decking, lawn, patio and gravel areas. There is also a wooden shed and access to the LPG storage. You can access the rear garden through the utility room, lounge or the pedestrian side access gate.

The property benefits from having an electrical retractable awning that covers the patio area of the rear garden.

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## Directions

From Burnham-On-Sea proceed along the A38 through Highbridge and the village of West Huntspill, at the brow of the hill take a right turn into the village of Pawlett and proceed down Manor Road bearing left. Take the next left into Monmouth Farm Close and proceed into the cul-de-sac bearing left where the property can be found on the right hand side.

## Material information

Additional information not previously mentioned

Council Tax Band-D

EPC-E

- Mains electric and water
- Water metered
- LPG gas central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations 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 are approximate.
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Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

