

1 Manor Park

Pawlett, TA6 4SU

Price £440,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in the sought after village of Pawlett is this extremely well presented, four bedroom detached house positioned in a larger than average plot. The property benefits from having an extra section of front garden space, double garage and off street parking for multiple vehicles.

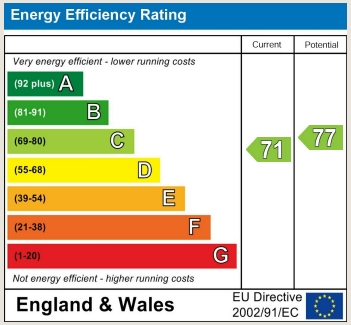
*Entrance hall *Study/office *Cloakroom *Lounge *Kitchen/dining room *Utility room *Conservatory *First floor landing *Four bedrooms *Main bedroom with en-suite cloakroom *Shower room *Double garage *Landscaped rear garden *Mature front garden *Off street parking for numerous vehicles *Ex show home *Solar panels *Oil heating *Must be seen

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Entrance Hall

Doors to all ground floor rooms, space for shoe rack and coat storage

Study/Office

6'11" x 6'4" (2.13 x 1.94)

Upvc double glazed window to side and radiator

Cloakroom

6'11" x 2'9" (2.13 x 0.86)

Fitted with a w/c with concealed cistern, hand wash basin with storage under, radiator and Upvc double glazed window to side

Lounge

14'1" x 13'6" excluding bay window (4.30 x 4.13 excluding bay window)

Generously sized lounge with feature Upvc double glazed bay window to front, electric fireplace, radiator and door to the hallway

Kitchen/Dining Room

27'5" x 8'8" (8.38 x 2.65)

The modern kitchen area is fitted with a range of wall and base units with worktop space over, electric hob with extractor fan over, electric range oven, integrated dishwasher, one and a half bowl sink drainer unit, tiled splashback and Upvc double glazed window to rear.

The dining area has a fitted storage unit, space for table and chairs, radiator, and Upvc double glazed doors to the conservatory.

Utility Room

Fitted with a range of wall and base units with worktop space over, space and plumbing for automatic washing machine, sink drainer unit and door to the side garden

Conservatory

Part brick/part Upvc double glazed construction with French doors to the rear garden

First Floor Landing

Doors to all first floor rooms and access to the loft space

Main Bedroom

11'1" x 9'5" (3.39 x 2.89)

Generously sized bedroom with fitted wardrobes, radiator and Upvc double glazed window to rear. Doorway to:

En suite Cloakroom

Fitted with a w/c with concealed cistern, hand wash basin with storage under, and Upvc double glazed window

Bedroom 2

10'7" x 9'8" (3.23 x 2.96)

Fitted wardrobes, radiator and Upvc double glazed window to front

Bedroom 3

11'1" x 9'1" (3.39 x 2.79)

Fitted wardrobes, radiator and Upvc double glazed window to rear

Bedroom 4

9'11" x 6'6" (3.03 x 2.00)

Fitted wardrobes, radiator and Upvc double glazed window to rear

Shower Room

9'2" x 5'4" (2.81 x 1.65)

Large shower cubicle, close coupled w/c, hand wash basin with storage under, extractor fan, heated towel rail and Upvc double glazed window to rear

Double Garage

Two pedestrian access doors, lighting and power. Space for car storage and/or a workshop

PROPERTY DESCRIPTION

Outside

To the front of the property is a large brick pavier driveway with access to the double garage and space for numerous vehicles, and an extended plot of mature garden laid principally to lawn with shrub and bush borders. These are particular features that make viewing the property essential.

To the rear of the property is a low maintenance landscaped garden with a summer house, shed, oil tank and access to the rear of the house and conservatory. The rear garden consists of a resin non slip pathway, lawn area, gravel area, shrubs, bushes and flower beds.

The side garden provides access to the double garage and rear garden, consisting of a resin non slip pathway and brick wall border.

Description

Situated in the sought after village of Pawlett is this extremely well presented, four bedroom detached house situated in a larger than average plot. The property benefits from having an extra section of front garden space, double garage and off street parking for multiple vehicles.

The property briefly comprises of an entrance hallway, cloakroom, study/office, lounge, kitchen/dining room, utility, conservatory, first floor landing, four bedrooms, en-suite cloakroom and family shower room.

Directions

From Burnham-on-Sea proceed along the A38 through Highbridge and West Huntspill and at the top of the hill take a right turn into the village of Pawlett (Manor Road). Take the first turning right into Manor Park where the property can be found straight ahead.

Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-Ordered

- Mains electric and water
- Water metered
- Oil fired heating
- Mains sewerage
- 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
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location


Guide Dogs
THE INTERMEDIATE DEGREES
ROSE
135

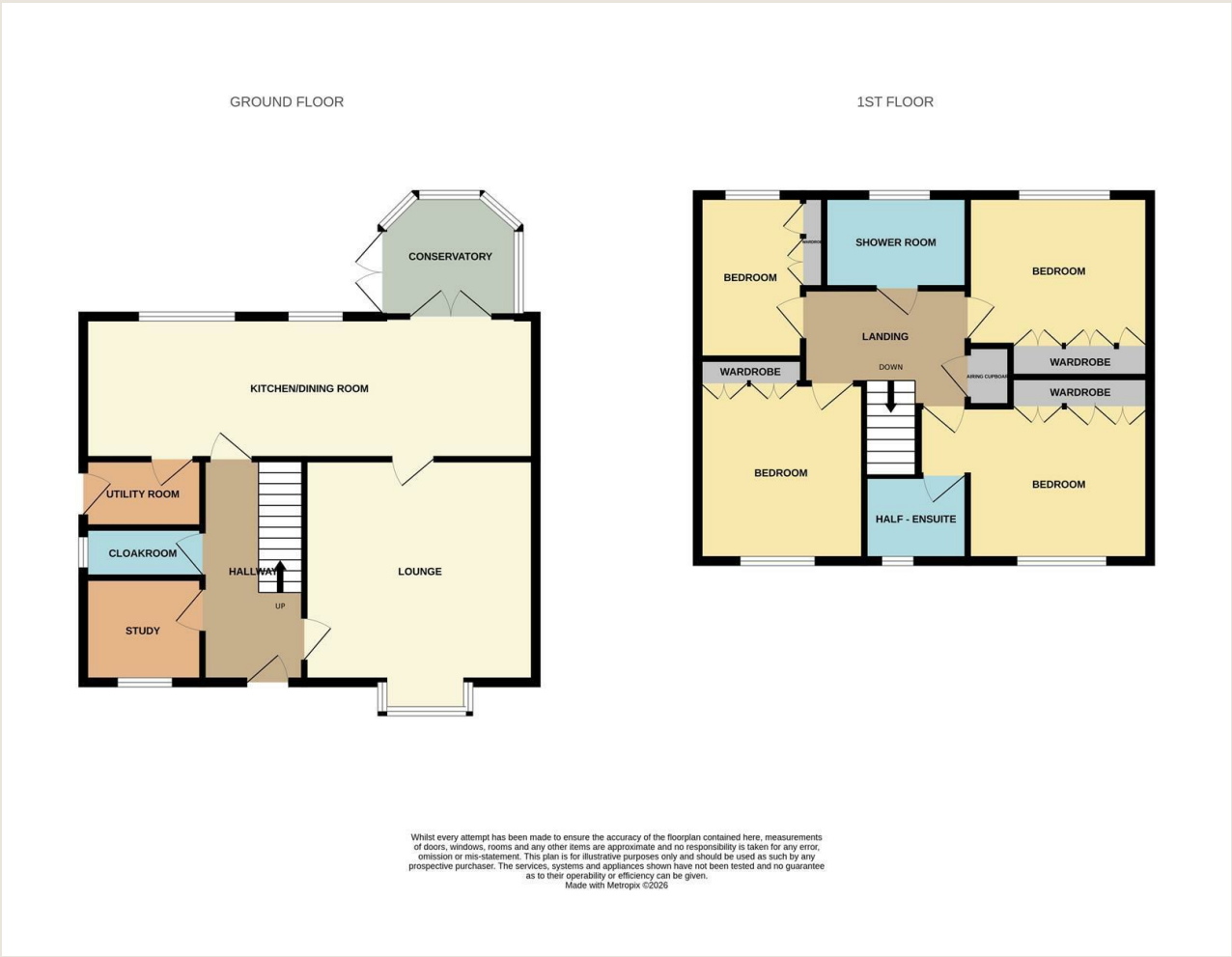














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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. 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.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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