

30 Manor Park

Pawlett, TA6 4SU

Price £415,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in the popular village of Pawlett is this exceptionally well presented, detached, five bedroom house with an integral garage and driveway. The ground floor of the property comprises of an entrance hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory and integral garage. To the first floor there are five bedrooms, two with en-suite bathrooms, family bathroom and access to the loft space.

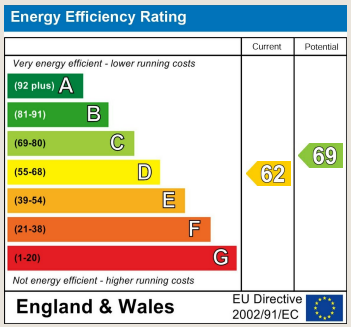
*Entrance hallway *Cloakroom *Lounge *Dining room *Kitchen/breakfast room *Utility room *Conservatory *First floor landing *5 bedrooms *2 en-suites *Family bathroom *Garage *Enclosed rear garden *Off street parking for two cars *Oil heating *Upvc double glazed windows *Must be seen

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Wooden entrance door to:

Entrance hall

Space for storage and doorways to the cloakroom, lounge and kitchen

Cloakroom

6'0" x 2'7" (1.83 x 0.80)

Comprising of a close coupled W/C, hand wash basin, radiator and Upvc double glazed window to front

Lounge

18'0" x 10'10" (5.51 x 3.32)

Generously sized lounge with feature fireplace, radiator and a large Upvc double glazed window to front, allowing ample of natural light into the room. Opening to:

Dining room

11'6" x 9'2" (3.53 x 2.81)

Radiator, Upvc double glazed french doors to the conservatory and doorway to:

Kitchen/breakfast room

17'0" x 11'6" (5.20 x 3.52)

Fitted with a range of wall and base units with worktop space over, 1 1/2 bowl sink drainer unit, electric oven and hob with extractor over, integrated dishwasher, additional worktop/breakfast bench, space for table and chairs and space for American style fridge freezer. Upvc double glazed door to outside and doorway to:

Utility room

8'6" x 4'11" (2.61 x 1.50)

Fitted with a range of wall and base units with worktop space over, single sink drainer unit, space and plumbing for automatic washing machine, and boiler supplying domestic hot water and radiators and Upvc double glazed door to the side access

Conservatory

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

First floor landing

Doors to all first floor bedrooms, airing cupboard and access to the loft space

Bedroom 1

12'0" x 10'5" (3.68 x 3.18)

Generously sized double bedroom with radiator and Upvc double glazed window.

Doorway to:

En-suite

6'7" x 6'0" (2.02 x 1.84)

Fitted with a white suite comprising of a corner shower cubicle, close coupled W/C, hand wash basin with storage under, extractor fan, heated towel rail and Upvc double glazed obscured window to side

Bedroom 2

11'5" x 10'7" (3.49 x 3.23)

Generously sized double bedroom with radiator and Upvc double glazed window.

Doorway to:

En-suite

Fitted with a white suite comprising of a good size shower cubicle, close coupled W/C, hand wash basin with storage under, extractor fan, and heated towel rail

Bedroom 3

11'5" x 8'8" (3.48 x 2.66)

Double bedroom with radiator and Upvc double glazed window to front

PROPERTY DESCRIPTION

Bedroom 4

16'2" maximum x 8'7" (4.94 maximum x 2.62)

Double bedroom with radiator and Upvc double glazed window

Bedroom 5

Perfect office room with radiator and Upvc double glazed window to front

Family bathroom

Fitted with panelled bath with shower over, hand wash basin with storage under, close coupled W/C, extractor fan and Upvc double glazed window to rear

Garage

Up and over garage door to the integral garage with power and lighting

Outside

To the front of the property is a tarmac driveway offering off street parking for two vehicles and a gravel area laid for ease of maintenance.

To the rear of the property is a fully enclosed rear garden with a brick wall to the left and fencing to the right. The garden is laid for ease of maintenance with artificial grass, patio areas, gravel area and shed. Tucked away behind fencing is the oil tank

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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. Proceed into Manor Park and follow the road to the left, where the property can be found straight ahead.

Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-D

- Mains electric and water
- Water metered
- Oil 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

















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, 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

BERRYMAN'S

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