

14 Manor Park

Pawlett, TA6 4SU

Offers Over £390,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in the popular village of Pawlett is this exceptionally well presented, detached, four bedroom house with a garage and driveway. The property is in key turn condition and is offered with no onward chain.

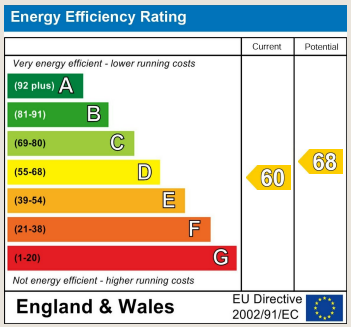
Detached house* Four Bedrooms* Three Reception Rooms* Kitchen/Breakfast Room* Utility Room* Lounge* Dining Room* Snug/Office Room* Garage* Family Bathroom* Master En-suite* Fitted Wardrobes In Every Bedroom* Oil Fired Central Heating* *Cul-De-Sac Location

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Entrance hallway

From the front, there is a Upvc obscured double glazed door leading to the entrance hallway. The hallways has multiple doorways leading to the reception rooms and under stair storage.

Dining room

11'10" x 9'4" (3.61 x 2.87)

Featuring a large Upvc double glazed window overlooking the front garden. Radiator and electric sockets.

Lounge

16'5" x 11'3" (5.02 x 3.44)

Generously sized lounge with a feature fireplace, Upvc double glazed window and double doors to the rear garden. Views of the Somerset Levels, Burnham-on-Sea lighthouse and Brent Knoll. Multiple radiators and electric sockets.

Kitchen/Breakfast room

11'3" x 8'11" (3.43 x 2.72)

Fitted with matching wall and floor units providing ample storage space, built in electric oven, electric hob with extractor fan over, composite sink and drainer unit inset, space for fridge/freezer and dining table, Upvc double glazed window overlooking the rear garden.

Utility

8'0" x 5'10" (2.44 x 1.80)

Double glazed wooden door providing side access, Worcester floor standing oil-fired boiler, space and plumbing for washing machine/dishwasher, base unit and worktop, single sink/drainer unit, Upvc double glazed window to the rear aspect.

Snug/Office

10'1" x 8'0" (3.08 x 2.46)

Featuring a Upvc double glazed window to the front aspect. Radiator and electric sockets.

First Floor Landing

Access to the loft space and all bedrooms. Radiator and electric socket.

Main bedroom

12'9" x 9'3" (3.89 x 2.83)

Generously sized main bedroom with fitted wardrobes, radiator, electric sockets, Upvc double glazed window to front and doorway to:

En-suite

6'8" x 5'10" (2.04 x 1.78)

Fitted with a three-piece white suite comprising of a walk in shower cubicle, wash hand basin, close coupled w/c, radiator and Upvc obscured double glazed window to front.

Bedroom 2

10'1" x 9'3" (3.08 x 2.83)

Featuring fitted wardrobe space, radiator, electric sockets and Upvc double glazed window to the front aspect.

Bedroom 3

9'5" x 9'5" (2.89 x 2.88)

Featuring fitted wardrobe space, radiator, electric sockets and Upvc double glazed window to the rear aspect.

Bedroom 4

9'0" x 8'0" (2.75 x 2.45)

Featuring fitted wardrobe space, radiator, electric sockets and Upvc double glazed window to the rear aspect.

PROPERTY DESCRIPTION

Family bathroom

7'3" x 5'5" (2.22 x 1.66)

Fitted with a three-piece suite comprising of a close coupled w/c, vanity hand wash basin with extended worktop, panelled bath, extractor fan, radiator, and Upvc double glazed window.

Outside

To the front the property is neatly split into two areas, to the right is a mature garden with gravel, fence and shrub borders surrounding the lawn area and there is also a driveway for multiple vehicles that leads to the single garage.

To the left side there is a gate that provides the side access to the utility area and rear garden.

Garage

17'9" x 8'8" (5.42 x 2.66)

Fitted with light and power, space for an american style fridge/freezer, up and over garage door.

Rear Garden

Comprising a slabbed patio area, gravel path leading to the shed, large lawn with shrub borders and the oil tank that has been surrounded by fence panels. The rear boasts views of Brent Knoll and the Somerset Levels.

Description

Situated in the popular village of Pawlett is this exceptionally well presented, detached, four bedroom house with a garage and driveway. The property boasts three reception rooms and a kitchen/breakfast room with access to the utility. The first floor comprises of three double bedrooms and one single bedroom, master en-suite, family bathroom and access to the loft space.

The property is in key turn condition and is offered with no onward chain.

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 where the property can be found straight ahead.

Material information

Additional information not previously mentioned

- 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

Agents Note

There is a planning application registered with Somerset Council regarding the land behind the property.

Planning online Ref: 41/21/00012





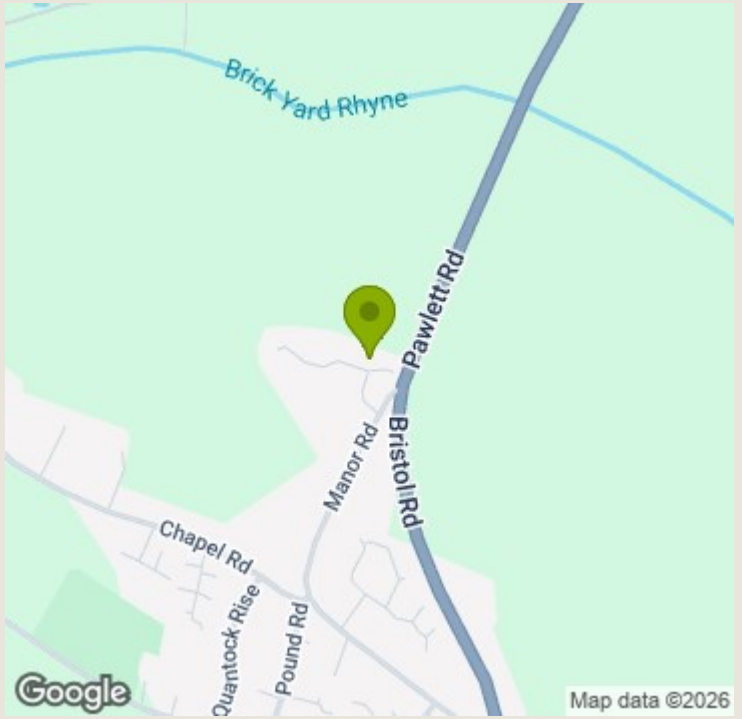












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

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