



12 Monmouth Farm Close

Pawlett, TA6 4SP

Price £365,000



# PROPERTY DESCRIPTION

A rare opportunity to purchase a modern 3 bedroom (master en-suite) detached bungalow with a good size lounge/dining room, upgraded kitchen, conservatory and family shower room. Upvc double glazed windows, LPG gas central heating, garage and off street parking and a sunny aspect garden to the rear. The property is situated in a highly sought after village location.

- \*Entrance porch \* Entrance hall \*Lounge/dining room with kitchen off
- \*Conservatory \*3 bedrooms \*Master en suite shower room \*Upgraded shower room
- \*Upvc double glazed windows \*LPG gas central heating \*Garage \*Off street parking
- \*Sunny aspect garden to the rear

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Accommodation (measurements are approximate)

Double glazed obscured door to the entrance porch with a further double glazed door to:

### Entrance hall

With cloak cupboard, airing cupboard and access to the roof space

### Lounge/dining room

10'2" x 8'0" (3.10m x 2.44m)

L-shaped 6.13 (20'1") (narrowing to 3.10)(10'2") x 5.36 (17'7")

(narrowing to 2.45)(8'0") Upvc double glazed window to the front, door to the kitchen, feature fire surround with an electric fire and double glazed french doors opening to:

### Conservatory

10'9" x 8'10" (3.29 x 2.71)

A part brick part Upvc double glazed construction, two double glazed french doors opening to the rear garden and tiled flooring

### Kitchen

9'3" x 8'11" (2.84 x 2.72)

Fitted with a range of wall and floor units, a 1 1/2 board drainer sink unit, integrated oven, hob and extractor fan. Plumbing for an automatic washing machine and dishwasher, space for a fridge freezer and cupboard housing the LPG gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear and double glazed door to the rear garden

### Bedroom 1

12'2" x 10'2" (3.72 x 3.10)

Fitted with a range of wardrobes, vanity unit and Upvc double glazed window to the side.

### En-suite shower room

8'11" x 3'4" (2.72 x 1.04)

Comprising of a shower cubicle, closed coupled w/c with concealed cistern, pedestal wash hand basin, extractor fan and Upvc double glazed window to the side

### Bedroom 2

11'1" x 9'2" (3.38 x 2.80)

Upvc double glazed window to the rear

### Bedroom 3

9'3" x 7'9" (2.83 x 2.37)

Upvc double glazed window to the rear

### Shower room

8'11" x 5'11" (2.73 x 1.81)

Large shower cubicle, closed coupled w/c, pedestal wash hand basin, extractor fan and Upvc double glazed obscured window to the side

### Outside

To the front of the property is an open plan garden laid for ease of maintenance and the driveway offers off street parking for two vehicles leading to the:

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## Garage

17'2" x 7'8" (5.25 x 2.35)

Electric up and over door, light and power, eaves storage and Upvc double glazed with with obscured panel that opens to the rear garden.

## Outside (Continuing)

To the rear of the property is an attractive, enclosed sunny aspect garden with lawn and patio area, this particular feature of this attractive home makes an early application to view advisable by the sole selling agent.

## Description

This attractive detached bungalow situated in the highly sought after village of Pawlett offers well planned living accommodation and currently has ramped access to the entrance porch. From the entrance hall there is a good size lounge/dining room with conservatory off, kitchen, 3 bedrooms with master en-suite shower room and well appointed shower room. The property benefits from having a sunny aspect garden to the rear which that endures a high level of privacy, garage and off street parking. Must be seen to be fully appreciated.

## 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 right where the property can be found towards the end of the cul-de-sac on the right hand side.

## Material information

Additional information not previously mentioned

Council Tax Band-E

EPC-D

- 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)







GROUND FLOOR  
1041 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.8 sq.m.) approx.  
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)

### 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.
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