



## CHAPEL ROAD

Pawlett, Bridgwater, TA6 4SH

**50% Shared Ownership £107,000**

**Tamlyns**

## PROPERTY DESCRIPTION

An opportunity to purchase a shared ownership property located in a sought after village location, offered in excellent order throughout. Must be seen to be fully appreciated.

### Situation

\*Entrance porch \*Sitting room \*Kitchen/dining room \*Two double bedrooms  
\*Bathroom \*Upvc double glazed windows \*Electric heating \*Enclosed garden to rear  
\*Designated off street parking for two vehicles

### Local Authority

Somerset Council Tax Band: B  
Tenure: Leasehold  
EPC Rating:

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

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Upvc double glazed door to:

### Entrance Porch

6'9" × 2'5" (2.06 × 0.76)

Upvc double glazed obscured window to side, electric wall heater and part glazed door to:

### Sitting Room

16'2" × 12'4" (4.95 × 3.76 )

Feature fire surround with electric fire, night storage heater, under stair storage cupboard and Upvc double glazed window to front. Doorway to:

### Kitchen/Diner

12'4" × 6'6".209'11" (3.76 × 2.64)

Fitted with a range of wall and floor units to incorporate a 1 1/2 board drainer sink unit, space for electric cooker, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, space for tumble dryer, night storage heater, Upvc double glazed window to rear, Upvc door to outside.

### First Floor Landing

Access to roof space and airing cupboard.

### Bedroom 1

12'4" × 8'9" (3.76 × 2.67)

Upvc double glazed window to rear, range of built in wardrobes and electric wall heater.

### Bedroom 2

12'4" × 8'9" (3.76 × 2.67)

A range of built in wardrobes, Upvc double glazed window to front with aspect towards Brent Knoll, and electric panel heater.

## Bathroom

7'1" × 6'1" (2.18 × 1.86)

Fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin, close coupled wc, Upvc double glazed window to side, extractor fan and electric panel heater.

## Outside

To the front of the property is an open plan garden laid principally to lawn. To the rear of the property is an enclosed garden area which enjoys good privacy and is bordered with mature shrubs/bushes. The side gate also gives access to a public footpath which leads to the rear of the property. The property benefits from having two designated off street parking spaces that are located opposite each other and closest to the road.

## Description

This attractive, end of terrace two bedroom house briefly comprises of an entrance porch, lounge, kitchen/diner, first floor landing, two double bedrooms and bathroom. The property benefits from having an enclosed garden to the rear, designated off street parking for two vehicles and is offered in excellent decorative order throughout. Offered on a 50% ownership basis, an early application to view is strongly recommended by the vendors selling agent.

## 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 into the village of Pawlett along Manor Road. Proceed and at the junction take a right turn into Chapel Road. Proceed along Chapel Road and the property will be found on the left hand side.

## Tenure

'Leasehold - 125 years remaining from 1st February 1991. We understand that a lease extension is available should it be required. Further details are available from the vendors selling agent

Ground rent: £2,676.00 per annum/£223.00 per calendar month until April 2026'

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## **Agents Disclosure**

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose that the vendor of this property is connected to an employee of The Property Group 2010 Ltd.

## **Material Information**

Additional information not previously mentioned

- Mains electric and water
- Water metered
- No gas
- 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)







# PLAN



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>		
(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	

## 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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

