

Guide Price
£299,950
Freehold





Pilgrims Way, Pawlett, Bridgwater, Somerset TA6 4ST



Features

- Energy efficient upgraded home
- Samsung air source heating
- Solar panels battery storage
- Generous rooms throughout home
- Bright conservatory garden room
- Fresh neutral décor throughout
- Private garden end position
- Future proof heating system
- Sought after village location
- Popular Pawlett village location

Summary of Property

Set within the popular village of Pawlett, this spacious three bedroom bungalow offers well proportioned and versatile accommodation, combined with a range of modern energy efficient upgrades, generous outdoor space and the benefit of vacant possession, making it an ideal purchase for downsizers, retirees or buyers seeking comfortable single level living in a well connected village location. The property offers a well balanced layout with clearly defined living and sleeping areas, creating a practical and comfortable home suited to a variety of lifestyles.

The accommodation is entered via an enclosed entrance porch, providing a useful buffer from the outside and space for coats and footwear, leading into a central hallway which provides access to all principal rooms and reinforces the bungalow's easy to navigate layout. The main lounge is a particularly good size and provides ample space for a full range of furniture, making it an ideal room for both relaxing and entertaining. The lounge opens directly into a bright conservatory which overlooks the garden and provides valuable additional reception space that can be used as a second sitting room, dining area or garden room, significantly enhancing the overall living space and flexibility of the property. The kitchen offers a practical layout with ample worktop and storage space along with room for a dining table, making it a functional everyday space with potential for future updating to suit individual taste and style.

The bungalow offers three bedrooms, providing flexible accommodation that can be used for sleeping accommodation, guest rooms, hobbies or a home office depending on a purchaser's requirements. The shower room is fitted with a shower enclosure, wash basin and WC and is functional in its current form, with scope for updating in the future if desired. One of the standout features of this property is the significant investment in energy efficiency, including a Samsung air source heat pump system, new radiators, twelve solar panels and battery storage. These improvements help to reduce running costs and provide long term protection against rising energy prices, making the property both environmentally efficient and economical to run. Externally, the property benefits from a good sized and manageable garden offering space for seating, planting and general enjoyment of the outdoor space. The end terrace position provides additional privacy and a more open aspect than many comparable properties.

Pawlett is a well regarded village offering a quieter pace of life while remaining conveniently located for access to Bridgwater, Burnham on Sea and major transport links, making it an ideal location for those seeking a balance between village living and accessibility. This is a rare opportunity to acquire a spacious and energy efficient bungalow in a popular village location, offered to the market with vacant possession and ready for a new owner to make it their own.

Room Descriptions

Porch

Enclosed entrance porch providing a practical space for coats, shoes and everyday items, while also acting as a useful buffer from the outside helping to retain warmth within the property.

Entrance Hall

Central hallway providing access to all rooms within the bungalow and reinforcing the well balanced layout. The hallway also provides space for storage furniture if required and includes an airing cupboard.

Lounge

A spacious main reception room offering ample space for a full range of lounge furniture. The room benefits from good natural light and provides a comfortable living space suitable for both everyday use and entertaining. The lounge opens directly into the conservatory which significantly enhances the overall living space.

Conservatory

A bright and versatile addition to the property overlooking the garden. This space can be used as a second sitting room, dining area, reading room or garden room, providing valuable additional living space throughout the year.

Kitchen/Dining Room

A practical kitchen space offering a range of wall and base units, worktop space and room for appliances. There is also space for a dining table, making this a functional everyday kitchen with potential for future updating to suit individual taste.

Bedroom One

A comfortable king bedroom positioned to the rear of the property providing a quieter sleeping area. The room offers space for wardrobes and additional bedroom furniture.

Bedroom Two

A well proportioned bedroom suitable for a king size bed or guest accommodation. This room could also be used as a hobby room if required.

Bedroom Three

A versatile third bedroom which could be used as a single bedroom, study or home office, offering flexibility depending on a

purchaser's needs.

Shower Room

Fitted with a shower enclosure, wash hand basin and WC. The room is functional in its current form and offers scope for modernisation if desired.

Garden

The property benefits from a good sized garden providing space for seating areas, planting and general outdoor enjoyment. The garden is manageable in size and suitable for those wanting outdoor space without excessive maintenance.

Modern Energy Efficient System

The property has benefited from significant investment in modern energy efficient systems, including the installation of a Samsung air source heat pump, new radiators throughout, twelve solar panels and a battery storage system. These upgrades work together to provide an efficient heating and hot water system while also helping to reduce electricity costs by storing and using generated solar energy. The improvements not only help to lower ongoing running costs but also future proof the property against rising energy prices, making this an economical and environmentally conscious home to run.

Location

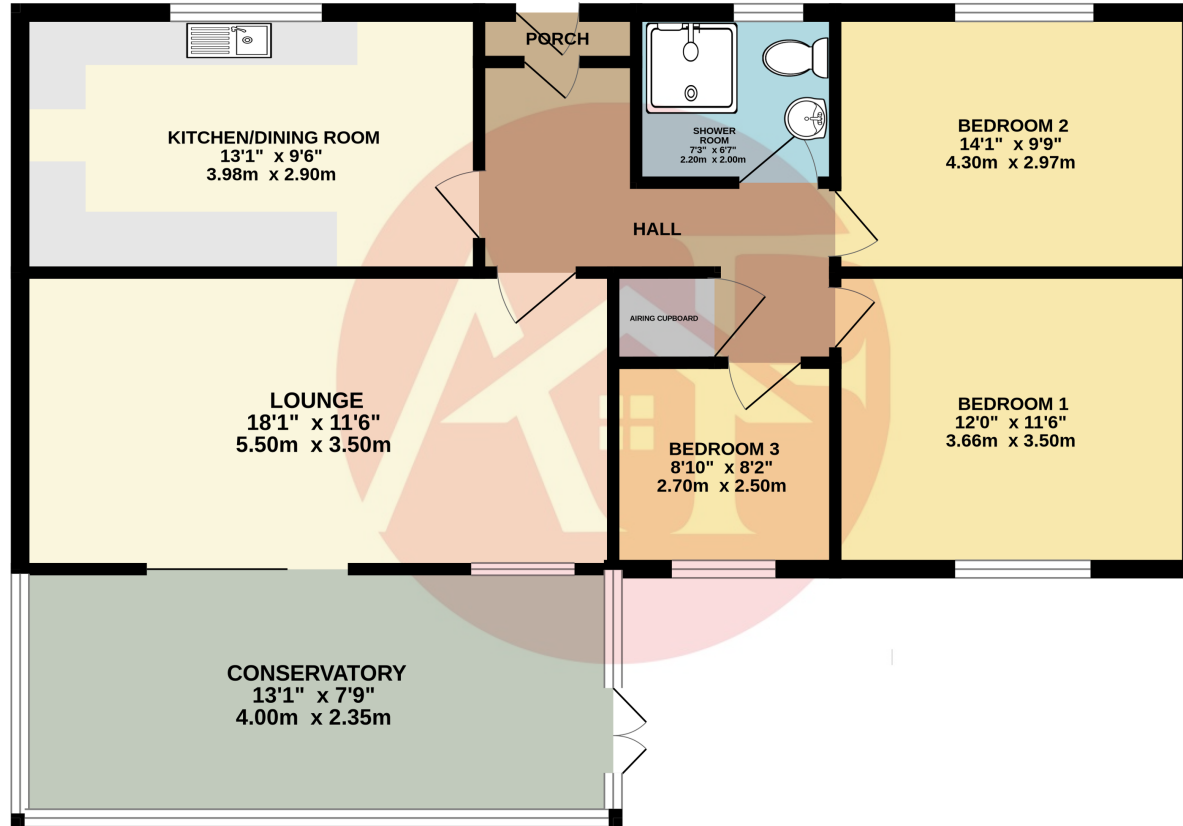
The property is situated in the village of Pawlett, a popular Somerset village offering a balance between rural surroundings and convenient access to nearby towns. The village itself benefits from a church, village hall, local pub and active community, while more extensive facilities can be found in the nearby towns of Bridgwater and Burnham-on-Sea, both of which offer a range of shops, supermarkets, doctors surgeries and leisure facilities.

For commuters, the property is well positioned for access to the M5 motorway via Junction 23 and Junction 24, providing routes to Bristol, Taunton and Exeter. Bridgwater railway station offers mainline links to Bristol and the wider rail network. The surrounding Somerset countryside offers a range of walking routes, nature areas and outdoor spaces, making the area particularly appealing to those who enjoy outdoor living and a quieter pace of life while still being within reach of town amenities.



GROUND FLOOR

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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Building Safety

Non Reported

Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band B

Council Tax: Rate 1882.49

Parking Types: None.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Lateral living.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No