



Guide Price
£395,000
Freehold

23 Monmouth Farm Close, Pawlett, Bridgwater, Somerset TA6 4SP
4 Bedroom Detached House



We are pleased to bring to market this modern 4-bedroom detached home situated at the head of the cul-de-sac in Pawlett. The village of Pawlett offers various facilities and is positioned well for access to both Bridgwater and Burnham-on-Sea.

Inside, you'll find two spacious reception rooms ideal for entertaining guests or enjoying relaxed family evenings. The generously sized kitchen serves as the heart of the home, perfectly suited to meet all your culinary needs with ease. Upstairs, four well-proportioned bedrooms provide ample space for family living or accommodating guests, complemented by two modern and well-equipped bathrooms for added convenience.

This remarkable detached home seamlessly blends classic charm with contemporary features, creating a warm and inviting atmosphere throughout. The property presents a fantastic opportunity for buyers seeking a home they can move into and make their own. With its impressive design and generous layout this 4-bedroom home is not to be missed. Arrange a viewing today and experience all that this outstanding property has to offer.

EPC: E51 (24.June25) Council Tax Band: E £2,819.52 2025/26.



- Desirable cul-de-sac
- Two bathrooms with storage
- Garage & Parking
- Spacious reception rooms
- Double glazing throughout
- Council Tax Band E
- Fully equipped kitchen



Accommodation:

Storm Porch:

Ornamental tiled floor and outside light.

Entrance Hall:

Part double glazed entrance door, double glazed side panel. Radiator in a radiator case.

Cloakroom:

Low level w/c, pedestal hand wash basin, tiled splash back, radiator and double glazed window.

Lounge: 4.85m x 3.18m (15' 11" x 10' 5")

Double glazed bay window, two radiators, coved ceiling and wood laminate flooring. Double glazed door to dining room.

Dining Room: 3.24m x 2.65m (10' 8" x 8' 8")

Wood laminate flooring, coved ceiling, radiator and double glazed double doors having double glazed side panels leading to the conservatory.

Kitchen: 4.35m x 2.51m (14' 3" x 8' 3")

Range of modern base, wall and drawer units with roll top working surfaces, one and a half bowl single drainer sink unit with a mixer tap. Integrated 'Zanussi' gas for ring hob with overhead cooker hood. Integrated 'New World' electric oven. Plumbing for an automatic washing machine and dishwasher. Double glazed window, part tiled walls, four spotlights and two downlights. 'Viessmann' gas fired boiler providing domestic hot water and central heating.

Landing:

Airing cupboard housing the insulated copper hot water tank. Access to the insulated loft space.

Bedroom One: 3.43m x 3.17m (11' 3" x 10' 5")

Double glazed window and radiator.

En-suite Shower Room:

White suite with a shower cubicle, vanity unit with inset hand wash basin, integrated low level w/c, heated towel rail, cabinet with light and shaver point. Double glazed window, part tiled walls including mirrored tiles.

Bedroom Two: 3.61m x 2.65m (11' 10" x 8' 8")

Double glazed window, radiator and built in cupboard.

Bedroom Three: 3.19m x 2.70m (10' 6" x 8' 10")

Double glazed window and radiator.

Bedroom Four: 3.02m x 2.21m (9' 11" x 7' 3")

Double glazed window and radiator.

Bathroom:

White suite comprising a panelled bath with a shower over, shower screen, pedestal hand wash basin, low level w/c, heated towel rail, light with shaver point. Double glazed window and part tiled walls.

Conservatory: 3.75m x 2.73m (12' 4" x 8' 11")

Double glazed windows, double glazed double doors leading to the rear garden and tiled floor.

Outside:

Tarmacadam driveway providing car parking. The front garden is laid to lawn. Side pedestrian access to the rear garden which is laid to lawn and is attractively laid out with areas of chippings together with flower and shrub eds and borders and adjoining paved patio. Outside water tap.

Garage: 5.12m x 2.56m (16' 10" x 8' 5")

Up and over door, fluorescent strip light and power on a concrete base. Rear personal door.

Services:

Mains electricity, water and drainage are connected. Propane gas.

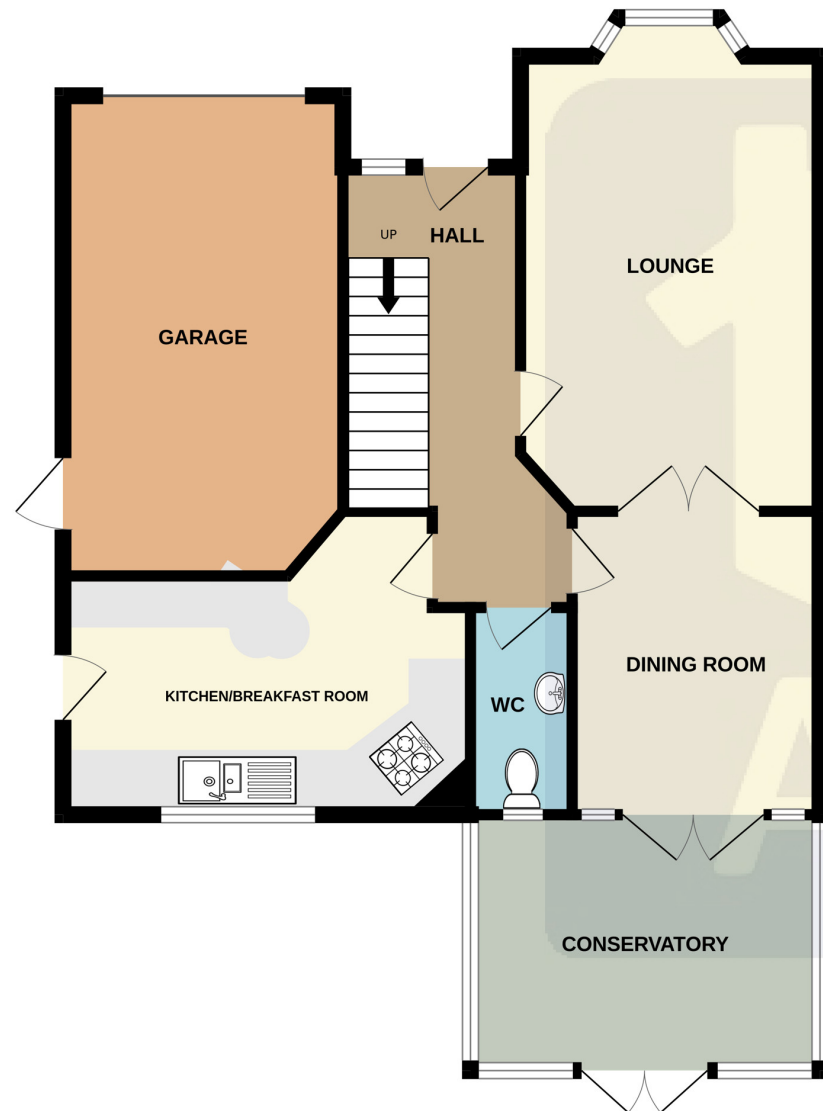
Tenure:

Vacant possession on completion.
Freehold.





GROUND FLOOR



1ST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	51 E	
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: E £2,819.52 2025/26
EPC Rating & Date Carried Out
TBC
Building Safety Issues
N/A
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GSI-4-signal?lat=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastedata.com/coverage
Construction Type
Built of brick on a block cavity walls with a tiled, felted and insulated roof.
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence.

