

Guide Price  
£369,500  
Freehold





## Features

- Detached four-bedroom property
- Desirable cul-de-sac
- Two bathrooms with storage
- Garage & Parking
- Spacious reception rooms
- Double glazing throughout
- Council Tax Band E
- Fully equipped kitchen
- No Onward Chain

## Summary of Property

We are pleased to bring to market this modern 4-bedroom detached home situated at the head of the cul-de-sac in Pawlett and being offered with the distinct advantage of having **\*NO ONWARD CHAIN\***. 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.

## Room Descriptions

### 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:

\*No Onward Chain\*

Vacant possession on completion.

Freehold.



# Floorplan



## Building Safety

Non Reported

## Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

## Construction Type

Built to a high standard of brick and block cavity walls having a tiled, felted and insulated roof. The house benefits from upvc double glazing and propane gas fired central heating.

## Existing Planning Permission

None listed.

## Coalfield or Mining

N/A.

## Council Tax: Band E

Council Tax: Rate 2819.52

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Lateral living.

## Flooding Sources:

Has the property been flooded in last 5 years? No

## Flooding Sources:

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