



GIBBINS RICHARDS 

24 Monmouth Farm Close, Pawlett, Nr. Bridgwater TA6 4SP

£350,000

GIBBINS RICHARDS 
Making home moves happen

A stylishly presented four bedroom modern detached family home. The property is located in a quiet cul-de-sac within this popular village and within walking distance to village amenities. The property itself is fully UPVC double glazed and warmed by LPG central heating. There are modern kitchen and sanitary fittings and the property is decorated to a tasteful neutral style throughout. Externally there is multiple off road parking to the front and single garage and private enclosed garden to the rear.

Tenure: Freehold / Energy Rating: E-51 / Council Tax Band: E

Situated amongst properties of similar size, age and design, Monmouth Farm Close is within easy walking distance of local village facilities and primary school. For the commuter Junction 23 of the M5 can be accessed conveniently at the Puriton interchange.

SOUGHT AFTER VILLAGE LOCATION
MODERN LOW MAINTENANCE FAMILY HOME
FOUR BEDROOMS
WELL PRESENTED THROUGHOUT
MODERN KITCHEN & SANITARY FITMENTS
LPG HEATING
FULL UPVC DOUBLE GLAZING
EASY M5 ACCESS - JUNCTION 23





Entrance Hall	
Cloakroom	Equipped in a two piece suite comprising low level WC and wash hand basin.
Sitting Room	15' 10" x 10' 5" (4.82m x 3.17m) (excluding bay) Front aspect window.
Kitchen/Dining Room	26' 8" x 10' 7" (8.12m x 3.22m) Rear aspect window. Double opening French doors to rear garden. Pedestrian door to side.
Integral Garage	Mains lighting and power.
First Floor Galleried Landing	Airing cupboard.
Bedroom 1	11' 2" x 10' 5" (3.40m x 3.17m) Front aspect window. Double built-in wardrobes.
En-Suite Shower Room	Equipped in a three piece suite comprising shower cubicle, low level WC and wash hand basin.
Bedroom 2	11' 7" x 8' 7" (3.53m x 2.61m) Front aspect window. Built-in wardrobe.
Bedroom 3	10' 5" x 8' 11" (3.17m x 2.72m) Rear aspect window.
Bedroom 4	9' 10" x 7' 0" (2.99m x 2.13m) Rear aspect window. Built-in wardrobe.
Family Bathroom	Rear aspect obscure window. Equipped in a white three piece matching suite.
Outside	To the front of the property is a tarmac area providing off road parking and leading to garage. The rear garden is fully enclosed by timber fencing and laid predominantly to lawn with paved patio area adjoining the property.



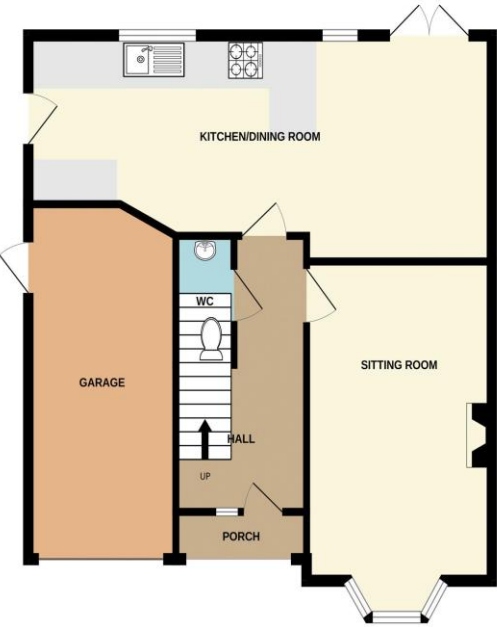
GIBBINS RICHARDS

GIBBINS RICHARDS

GIBBINS RICHARDS

GIBBINS RICHARDS

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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.
Made with Metroplex ©2023



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk