



GIBBINS RICHARDS 

22 Gaunts Road, Pawlett, Nr. Bridgwater TA6 4SF

£299,950

GIBBINS RICHARDS 
Making home moves happen

A spacious and well presented three bedroom linked detached chalet home situated in a generous plot on the edge of this popular village. The property is offered for sale with NO ONWARD CHAIN and offers spacious accommodation arranged over two storeys and comprising in brief; entrance hall, sitting room, dining room, kitchen, shower room, ground floor bedroom and conservatory. To the first floor a landing leads to two further double bedrooms and shower room. Externally, there is multiple off road parking and garage to the front/side and well tended private garden to the rear.

Tenure: Freehold / Energy Rating: D-55 / Council Tax Band: D

Pawlett is located to the north of Bridgwater between Bridgwater and Highbridge and offers easy access to the M5 motorway at Junction 23.

NO ONWARD CHAIN
THREE DOUBLE BEDROOMS
ATTRACTIVE PRIVATE REAR GARDEN
MULTIPLE OFF ROAD PARKING
GARAGE
OIL CENTRAL HEATING
UPVC DOUBLE GLAZING
VERSATILE ACCOMMODATION ARRANGED OVER TWO STOREYS





GIBBINS RICHARDS

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| Side Passage Way/Porch | 20' 4" x 3' 1" (6.19m x 0.94m) Runs from front to back. Door to garage. |
| Entrance Hall | 13' 5" x 12' 1" (4.09m x 3.68m) Door to cupboard with electric fuse board. |
| Sitting Room | 23' 5" x 11' 7" (7.13m x 3.53m) Two front aspect windows. Door to dining room. Electric fire with brick surround and tiled hearth. |
| Dining Room | 10' 10" x 8' 11" (3.30m x 2.72m) High level window to side. |
| Kitchen | 12' 10" x 6' 9" (3.91m x 2.06m) Door to side passage. |
| Shower Room | 6' 4" x 5' 5" (1.93m x 1.65m) Obscure window to rear. |
| Ground Floor Bedroom | 9' 10" x 9' 4" (2.99m x 2.84m) Sliding patio doors to conservatory. |
| Conservatory | 9' 6" x 7' 1" (2.89m x 2.16m) Double opening doors to rear garden. |
| First Floor Landing | Doors to two bedrooms and shower room. Hatch to loft. Door to airing cupboard with factory lagged hot water cylinder. |
| Bedroom 1 | 13' 11" x 11' 2" (4.24m x 3.40m) (restrictive head height) Front aspect window. Built-in wardrobes. |
| Shower Room | 5' 9" x 5' 7" (1.75m x 1.70m) Obscure window to side. |
| Bedroom 2 | 13' 1" x 9' 8" (3.98m x 2.94m) (restrictive head height) Rear aspect window. Large storage cupboard (in eaves) and further storage cupboard. |
| Outside | Tarmac driveway providing multiple off road parking and leading to garage. Good size area of front garden predominantly laid to lawn. The rear garden measures approximately - 60' (18.27m) in length by 40' (12.18m) in width. The garden is predominantly laid to lawn with mature shrub and flower borders. A paved patio area adjoins the property. The garden is fully enclosed by timber fencing to all sides and enjoys a good degree of privacy. |
| Garage | 20' 0" x 8' 3" (6.09m x 2.51m) Vehicular metal up and over door to front. Mains lighting and power. Pedestrian door and window to rear. |



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TOTAL FLOOR AREA: 1590 sq.ft. (147.7 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.
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 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.
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