



24 Manor Park

Pawlett, TA6 4SU

Offers Over £400,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Attractive three/four bedroom, two en suites, detached house with double garage set in a corner plot in a highly sought after cul-de-sac location offered in good order throughout that must be seen to be fully appreciated.

Entrance hall* cloakroom* lounge* large kitchen/dining room with conservatory off* study/bedroom 4* three first floor bedrooms* two en suite shower rooms* family bathroom* upvc double glazed windows* oil central heating* double garage* off street parking* attractive enclosed garden with large summerhouse/home office.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance door gives access to the:

Entrance Hall

13'8" x 5'2" (4.17 x 1.60)

Stairs rising to the first floor. Understair storage cupboard.

Cloakroom

Close coupled w.c., wash hand basin, upvc double glazed obscured window to the side.

Lounge

16'6" maximum x 10'11" (5.03 maximum x 3.34)

Upvc double glazed bay window to the front. Feature fire surround, television point, door to the:

Kitchen/Dining Room

27'9" x 8'9" (8.46 x 2.67)

Kitchen Area

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl ceramic sink unit, integrated double oven, hob and extractor fan, integrated dishwasher and freezer and upvc double glazed window to the rear.

Dining Area

Further range of attractive built in units with tiled floor and two upvc double glazed windows to the rear and upvc double glazed door opening to the conservatory.

Utility Room

6'11" x 5'6" (2.13 x 1.7)

Single sink drainer unit, oil boiler supplying domestic hot water and radiators, plumbing for automatic washing machine, space for fridge/freezer, extractor fan and upvc double glazed obscured door to the side. Tiled floor.

Conservatory

10'7" x 9'10" (3.25 x 3.00)

Part brick and part upvc double glazed construction. Two upvc double glazed French doors opening to the rear garden. Tiled floor.

Study/Bedroom 4

6'11" x 6'5" (2.13 x 1.96)

Upvc double glazed window to the front.

First Floor Landing

Access to roof space.

Master Bedroom

12'4" x 9'8" (3.76 x 2.97)

Three double built in wardrobes, upvc double glazed windows to the front and side. Opening to the:

En Suite

8'9" x 8'7" (2.67 x 2.62)

Large shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, extractor fan and tiled floor. Upvc double glazed obscured window.

Bedroom 2

14'2" maximum x 9'8" (4.34 maximum x 2.95)

Range of built in wardrobes and upvc double glazed window to the front. Door to:

En Suite Shower Room

6'1" x 6'0" (1.87 x 1.85)

Corner shower cubicle, vanity wash hand basin with cupboards below, upvc double glazed obscured window and extractor fan. Tiled floor.

PROPERTY DESCRIPTION

Bedroom 3

11'3" x 9'2" (3.43 x 2.8)

Built in wardrobes and upvc double glazed window to the rear.

Family Bathroom

7'2" x 5'5" (2.20 x 1.66)

Panelled bath with mixer tap and shower attachment, close coupled w.c. vanity wash hand basin with cupboards below, tiled walls and floor and shaver point. Upvc double glazed obscured window.

Outside

The property is set in a tucked away location with a driveway offering off street parking for two/three vehicles leading to the:

Double Detached Garage

17'8" x 17'5" (5.39 x 5.32)

Remote control roller door, light and power. Eaves storage and door to the side.

Pathway to the side of the garage leads to additional area of garden with oil storage tank.

Rear Garden

Good sized decking area and lawn area with mature bushes and shrubs.

Set within the garden is the:

Summerhouse/Home Office

15'9" x 9'3" (4.82 x 2.82)

With light and power.

Description

The property is situated in the popular village of Pawlett approximately four miles

north of Bridgwater and approximately five miles from the coastal resort of Burnham-on-Sea.

Junctions 22 and 23 of the M5 provide easy access north and south to all parts of the country.

The village of Pawlett offers a range of amenities including the village church, school, pavilion and playing fields.

Directions

From Burnham-on-Sea proceed along the A38 through Highbridge and West Huntspill and at the top of the hill take a right turn into the village of Pawlett (Manor Road).

Take the first right into Manor Park. Proceed to the top of the cul-de-sac and the property will be found in a tucked away location in the right hand corner.

Material Information

- Mains electric and water at the property. Oil tank at property.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

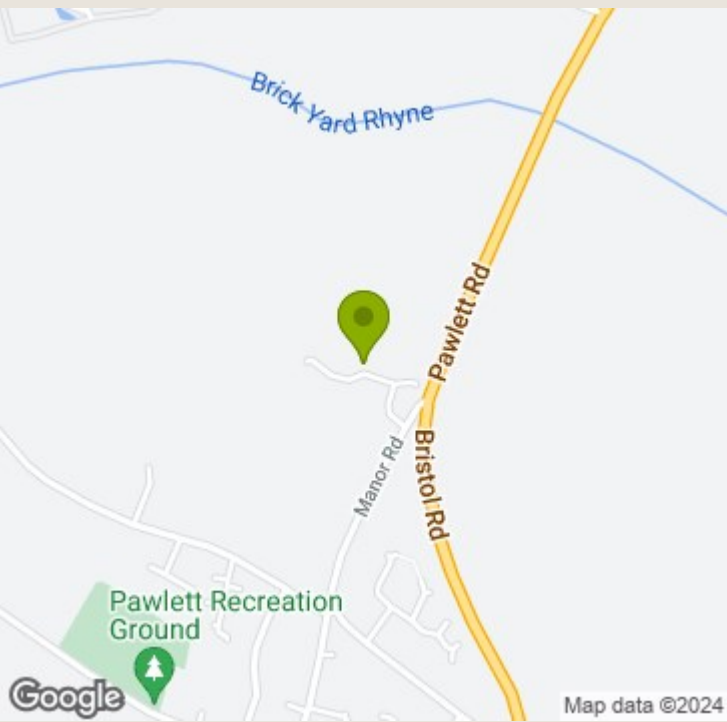
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

