



4 Mountview Terrace, Pawlett.
£179,950 Freehold

Linda Saunders | Estate Agents



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Pawlett

TA6 4SL

Linda Saunders Estate Agents is delighted to bring to market this fully renovated two bedroom cottage forming part of a terrace formally known as Brickworkers Cottages and dating back to the early 1890's. The property is situated in a semi rural position on the edge of the ever popular village of Pawlett and with views of the countryside to the front aspect.

The property has just undergone extensive modernisation and benefits from LPG central heating, double glazing, new roof and new floor coverings throughout. The owner has tried to retain some of the original features of the cottage and these can be seen throughout the property.

The accommodation briefly comprises; modern shaker style kitchen and generous lounge/diner to the ground floor and two double bedrooms and modern family bathroom to the first. There is a garage, rear garden, off road parking and a nearby allotment.

ACCOMMODATION (All measurements are approximate)

Entrance: Via pressed panel double glazed door with glass insert.

Living/Dining Room: 12'02" x 20'08". PVCu double glazed window to front aspect, open fireplace with solid fuel burner inset, stairs to first floor, natural stone wall with former window recess, recessed spotlights, TV point, radiator and laminate flooring.

Kitchen: 12'02" x 09'03". PVCu grey French doors to rear aspect, fitted with new light grey shaker style kitchen comprising wall, drawer, base and larder units with built in double oven with ceramic hob and stainless steel chimney style extractor over, space for fridge/freezer, plumbing for washing machine, wood block worktops, recessed spotlights and grey laminate flooring.

Landing: Loft hatch, galleried style landing with stripped pine doors to all rooms.

Bedroom One: 12'03" x 12'05". PVCu double glazed window to front aspect, open hearth feature, radiator and carpet as fitted.

Bedroom Two: 09'02" x 12'03". Grey double glazed window to rear aspect with views towards the Bristol Channel, TV point, radiator and carpet as fitted.

Bathroom: Velux skylight, fitted white three piece suite comprising; panelled bath with chrome mains shower over, low level WC and pedestal wash hand basin

with chrome mixer tap, metro style tiling, recessed spotlights, chrome heated towel rail and vinyl flooring.

OUTSIDE

The front of the property is accessed by a private pedestrian footpath. The cottages have a small raised garden area to the otherside of the path. The rear garden is enclosed by wood panelled fencing and a five bar gate which leads to the hardstanding which provides parking for at least one vehicle is mainly laid to lawn with a pathway and small patio area. To the otherside of the rear access lane is a garage. The lane leads to the allotment which is nearby.

Please Note: These are preliminary details as we are awaiting their approval by our vendor.

EPC: TBA



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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