



Pawlett – £244,950 Freehold

Linda Saunders | Estate Agents



23 Quantock Rise Pawlett TA6 4SD

Linda Saunders Estate Agents is pleased to bring to market this super three bedroom semi detached chalet bungalow situated within this popular village. Pawlett is ideally located as it provides convenient access to the M5 motorway network, Somerset Levels and beyond.

The accommodation briefly comprises; kitchen/breakfast room, good sized lounge, dining room, shower room and master bedroom to the ground floor, two bedrooms and bathroom to the first floor.

The property further benefits from PVCu double glazing where specified, oil fired central heating and good sized front and rear gardens with ample parking for several vehicles and a detached garage. Bungalows in this area are very popular and therefore viewing is highly recommended as the property is certain to attract a lot of interest. This property is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance: Via PVCu half glazed door with decorative glazed panel inset into: -

Hallway: Doors to all rooms, radiator and carpet as fitted.

Kitchen/Breakfast Room: 16'11" x 09'11". Twin aspect PVCu double glazed windows and PVCu door, fitted with a range of wall, drawer and base units with roll edge work surfaces over single stainless steel sink with taps over, tiled splash backs, space for

cooker, washing machine and fridge/freezer, floorstanding oil fired boiler, radiator and vinyl flooring. Spiral staircase to first floor.

Living Room: 16'04" x 11'06". PVCu double glazed window to front aspect, feature fireplace with tiled hearth and mantle over, radiator and carpet as fitted.

Dining Room: 10'03" x 09'02". French doors with glazed side panels opening onto the wooden conservatory, radiator and carpet as fitted.

Shower Room: PVCu obscure double glazed window to rear aspect, three piece bathroom suite comprising corner shower cubicle, close coupled WC, pedestal wash hand basin, tiled splash backs, radiator and tile effect flooring.

Bedroom One: 10'00" x 09'11". PVCu double glazed window to front aspect, radiator and carpet as fitted.

Landing: Doors to all rooms

Bedroom Two: 15'03" x 09'00". PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bedroom Three: 10'01" x 06'04" plus recess. PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bathroom: 05'04" x 08'07". Velux style window to rear aspect, three piece bathroom suite comprising; panelled bath, low level WC, pedestal wash hand basin, tiled splash backs, radiator and carpet as fitted.

OUTSIDE

There is a generously sized front garden which is fully enclosed by low level walling and fencing and mainly laid to lawn with mature borders with flowers and shrubs. There is parking for several vehicles on the driveway which leads to the detached single garage with up and over door, power and light. The rear garden is fully enclosed which is divided between lawn, vegetable and fruit growing areas. There is a greenhouse and a wood framed conservatory attached to the property.

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

EPC Rating: 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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