



GIBBINS RICHARDS 
Making home moves happen

2 Manor Road, Pawlett, Nr. Bridgwater TA6 4SN
£395,000

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A most beautiful three bedroom detached bungalow with superb loft conversion adding a further room, study area and shower room, as well as a re-fitted shower room on the ground floor. Superbly presented both inside and out, with the most delightful private rear garden. The property benefits from a single garage, and plenty of off road parking and really must be viewed to appreciate the standard of accommodation on offer.

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

Situated amongst properties of similar size, age and design, Manor Road 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.

SUPERB THREE BEDROOM BUNGALOW WITH ADDED LOFT CONVERSION
PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
DELIGHTFUL PRIVATE COTTAGE STYLE REAR GARDEN
SINGLE GARAGE & PLENTY OF OFF ROAD PARKING
UPVC DOUBLE GLAZING / OIL FIRED CENTRAL HEATING
FAVOURERD VILLAGE LOCATION WITH EASY ACCESS TO M5
VIEWING HIGHLY RECOMMENDED





Entrance Hallway

Providing access to all ground floor accommodation and attractive spiral staircase to first floor.

Sitting Room

13' 10" x 11' 7" (4.21m x 3.53m) dual aspect with windows to front and side.

Kitchen/Dining Room

14' 9" x 11' 10" (4.49m x 3.60m) Rear aspect window and door to porch. Space and plumbing for washing machine, space for fridge/freezer.

Rear Porch

Door to rear garden.

Bedroom 1

10' 9" x 9' 7" (3.27m x 2.92m) Rear aspect window. Built-in wardrobes.

Bedroom 2

11' 10" x 9' 0" (3.60m x 2.74m) Front aspect window.

Bedroom 3

11' 10" x 6' 4" (3.60m x 1.93m) Front aspect window.

Shower Room

7' 8" x 6' 3" (2.34m x 1.90m) Rear aspect obscure window. Re-fitted in a modern white suite comprising low level WC, walk-in shower and wash hand basin. Heated towel rail.

First Floor Landing

Study Area

15' 4" x 8' 7" (4.67m x 2.61m)

Attic Room

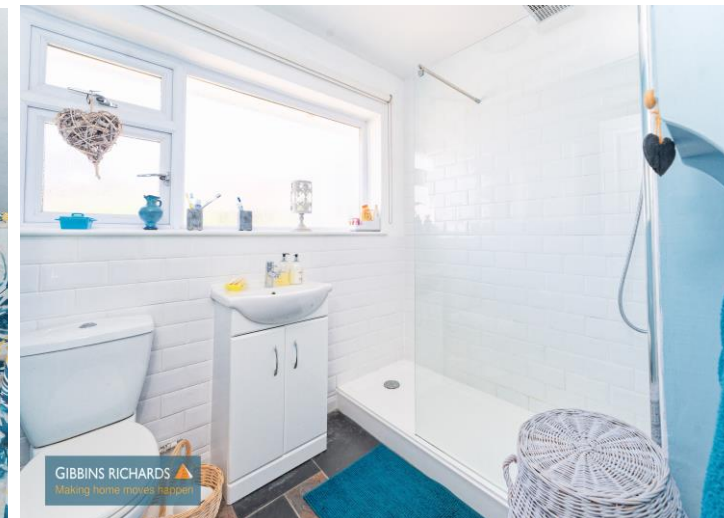
11' 5" x 8' 7" (3.48m x 2.61m) Velux window, and two recess areas providing hanging/wardrobe space.

Shower Room

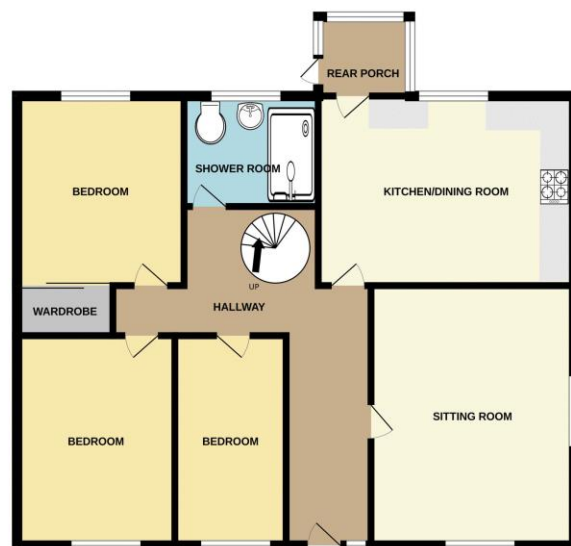
8' 7" x 5' 6" (2.61m x 1.68m) Velux window. Low level WC, wash hand basin and shower enclosure.

Outside

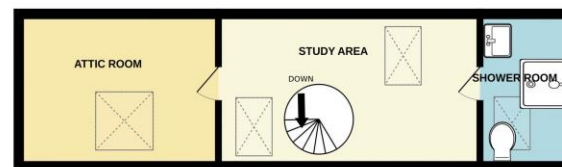
To the front and side is ample parking for multiple vehicles and leads to a SINGLE GARAGE. The rear cottage style garden is an absolute delight being fully enclosed and with an abundance of mature flowers and shrubs and attractive seating areas. Summerhouse.



GROUND FLOOR



FIRST FLOOR



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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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.