



GIBBINS RICHARDS 
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17 Quantock Rise, Pawlett, Nr. Bridgwater TA6 4SD
£475,000

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Five bedroom house with one bedroom annex | Multi-generational living | Extensive accommodation | Ample parking | No onward chain

A substantial five bedroom semi-detached home with a self-contained one bedroom annex, ideal for multi-generational living or additional income, offered with no onward chain. Flexible accommodation with multiple reception spaces, ground floor bedroom & shower room, plus office, utility, workshop and garage. Upstairs offers four further bedrooms and two shower rooms.

The annexe includes kitchen, lounge, bedroom with dressing area and ensuite. Externally benefiting from ample off road parking and multiple garden areas.

Tenure: Freehold / Energy Rating: D
Council Tax Band - House - D
Council Tax Band - Annexe - A

Situated within the popular village of Pawlett, the property offers a range of local amenities and good access to Bridgwater town centre. There is also convenient access to the M5 motorway at Junction 23, making it ideal for commuters.

Total floor area - 2804 sq.ft (260.5 sq.m.) approx.

Five bedroom semi-detached home

Self-contained one bedroom annex

Ideal for multi-generational living

No onward chain

Ample off road parking

Multiple garden areas

Office, utility, workshop and garage

Oil central heating



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Entrance Porch	5' 11" x 4' 3" (1.8m x 1.3m) Door to;
Hallway	Stairs to first floor.
Bedroom 5	10' 6" x 10' 2" (3.2m x 3.1m) Front aspect window.
Shower Room	6' 3" x 6' 3" (1.9m x 1.9m) Low level WC, wash hand basin and walk-in shower. Heated towel rail.
Dining Area	10' 2" x 8' 10" (3.1m x 2.7m) Archway into living room. French doors to conservatory.
Living Room	16' 5" x 11' 6" (5.0m x 3.5m) Front aspect window.
Sun Room	14' 1" x 11' 6" (4.3m x 3.5m) Bi-fold doors to garden.
Kitchen/Breakfast Room	21' 0" x 8' 10" (6.4m x 2.7m) French doors to garden. Door to;
Lobby	Doors to office, utility room and workshop.
Utility Room	11' 2" x 6' 7" (3.4m x 2.0m) Side aspect window. Space and plumbing for washing machine.
Summer Room	10' 10" x 8' 6" (3.3m x 2.6m) Door to garden.
Office	8' 6" x 5' 7" (2.6m x 1.7m)
Workshop	13' 1" x 8' 6" (4.0m x 2.6m) Door to;
Garage	20' 8" x 8' 6" (6.3m x 2.6m) Electric roller up and over.
First Floor Landing	Doors to four bedrooms and two shower rooms. Storage cupboard.
Bedroom 1	11' 2" x 10' 6" (3.4m x 3.2m) Front aspect window. Built-in wardrobes.
Shower Room	10' 2" x 5' 11" (3.1m x 1.8m) Rear aspect obscure window. Dual vanity wash hand basins. Walk-in shower, low level WC.
Shower Room	8' 2" x 5' 11" (2.5m x 1.8m) Rear aspect obscure window. Low level WC, wash hand basin and shower enclosure.
Bedroom 2	12' 6" x 8' 10" (3.8m x 2.7m) Rear aspect window. Built-in wardrobes.
Bedroom 3	10' 10" x 8' 2" (3.3m x 2.5m) Front aspect window.
Bedroom 4	8' 2" x 7' 10" (2.5m x 2.4m) Front aspect window. Built-in wardrobes.
Outside	The rear garden is laid to patio, decking and lawn with multiple seating areas. Access to the summer room. To the front of the property there is off road parking for multiple vehicles.
ANNEXE	
Lounge	14' 1" x 12' 6" (4.3m x 3.8m) Bi-folding doors to garden.
Kitchen	16' 1" x 7' 3" (4.9m x 2.2m) French doors to garden. Matching floor and wall cupboard units, integrated electric oven and hob, dishwasher.
Hallway	
WC	4' 7" x 2' 11" (1.4m x 0.9m) Low level WC and wash hand basin.
Bedroom	15' 1" x 9' 10" (4.6m x 3.0m) Built-in storage cupboard, walk-in wardrobe, door to;
En-Suite Shower Room	9' 6" x 3' 3" (2.9m x 1.0m) Side aspect obscure window. Low level WC, wash hand basin and shower enclosure.



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GROUND FLOOR
2094 sq.ft. (194.6 sq.m.) approx.

FIRST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 2804 sq.ft. (260.5 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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