



HILLWAY, 26 CHAPEL ROAD

Pawlett, TA6 4SH

Offers in Excess of £325,000



PROPERTY DESCRIPTION

An attractive detached three bedroom bungalow set in a large mature plot in need of modernisation and improvement in a highly sought after village location. Must be seen to be fully appreciated.

Entrance hall* lounge* kitchen* three bedrooms* bathroom* oil central heating* modern boiler* garage* parking* large gardens to the front and rear. Rare opportunity and must be seen.

Local Authority

Sedgemoor District Council. Council Tax Band: D.

EPC Rating: E.

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

01278 793 700

BURNHAM@BERRYMANSPROPERTIES.NET



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Part glazed door to the:

Entrance Hall

Lounge 12' 7'' x 11' 11'' (3.83m x 3.62m)

Two French doors to the front with matching side panels. Tiled fireplace with open hearth.

Kitchen 10' 1'' x 5' 10'' (3.07m x 1.79m)

Fitted with a range of units to incorporate single sink drainer unit, electric cooker point, space for fridge, door to pantry, window to side and part glazed door to outside.

Bedroom 1 12' 0'' x 9' 7'' (3.65m x 2.92m)

Window to the rear.

Bedroom 2 9' 2'' x 8' 7'' (2.79m x 2.61m)

Window to rear.

Dining Room/Bedroom 3 12' 9'' x 10' 6'' (3.88m x 3.21m)

Plus bay window to the front. Storage cupboard.

Bathroom 6' 7'' x 5' 4'' (2.01m x 1.62m)

Comprising panelled bath, wash hand basin and close coupled w.c. Window to the side.

Outside

To the front of the property is a good size front garden laid to lawn with gated driveway providing parking for numerous vehicles and leading to the:

Garage 15' 3'' x 7' 9'' (4.65m x 2.35m)

Double wooden opening doors to the front. Window to the rear.

Rear Garden

Large garden laid to lawn.

Attached to the rear of the property is a cupboard housing the Worcester boiler supplying domestic hot water and radiators.

Oil Tank.

PROPERTY DESCRIPTION

Description

This attractive detached bungalow has been in the same family ownership since the mid 1930's and is in need of general modernisation and improvement. The property is set in a large mature plot and offers great potential for extension subject to any necessary consents. The property benefits from oil central heating with recently installed boiler, has a garage, parking for numerous vehicles and is set in a highly sought after village location.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed along the A38 through Highbridge and West Huntspill and at the brow of the hill take a right turn into the village of Pawlett along Manor Road. Proceed and at the junction take a right into Chapel Road. Proceed along Chapel Road and the property will be found on the right hand side.









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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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 affect 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 £150 Inc. VAT, Barringtons & Sons up to £120 Inc. VAT, Holly & Steer up to £100 Inc. VAT, Simply Conveyancing up to £240 Inc. VAT, HD Financial Ltd up to £240 Inc. VAT

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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