Natasha Howarth

ESTATE AGENTS









23 Pound Road, Pawlett, TA6 4RZ

£229,950

Offered for sale with no onward chain, this three-bedroom semi-detached property occupies a desirable non-estate setting in the well-regarded village of Pawlett. Requiring some updating throughout, it presents an excellent opportunity for buyers looking to enhance and personalise a home to their own specification, whether as a first purchase, family home, or investment.

Pawlett is a popular Somerset village offering a range of everyday amenities, including a well-respected primary school and a historic parish church dating back to the 13th century. The property is also conveniently located for commuters, with easy access to Junction 23 of the M5 at Dunball, while the nearby town of Bridgwater, approximately four miles away, provides an extensive selection of shops, supermarkets, leisure facilities, and a mainline railway station.

The accommodation is generously proportioned and briefly comprises an entrance hall leading to a spacious living room with a feature fireplace, a kitchen, and a separate utility room. The first floor offers three well-sized bedrooms, a family shower room, and a separate WC.

The property benefits from double-glazed windows and doors, front and enclosed rear gardens, and offers excellent potential to create a comfortable home in a sought-after village location.

ENTRANCE

PORCH

ENTRANCE HALLWAY
Stairs rising to the first floor with cupboard beneath. Doors to lounge, kitchen and utility room.

LOUNGE
Double glazed window to the front aspect. Tiled feature fireplace, electric heater.

KITCHEN
Double glazed rear aspect window. A range of matching wall, base and drawer units with work surface over and stainless-steel sink and drainer unit inset. Built in storage cupboard. Electric storage heater.

UTILITY ROOM
Double glazed window to rear aspect. Work surface with space for appliances beneath. Double glazed door to the garden.

BEDROOM ONE
Double glazed window to front aspect. Built in wardrobe. Storage radiator.

BEDROOM TWO
Double glazed window to rear aspect. Built in wardrobe. Storage radiator.

BEDROOM THREE
Double glazed window to front aspect. Built in storage cupboard.

SHOWER ROOM
Double glazed obscure window to rear aspect. Fitted with a two-piece suite comprising shower cubicle with electric shower over and pedestal wash hand basin. Tiled walls.

W.C
Obscure double glazed window to side aspect. Fitted with a W.C.

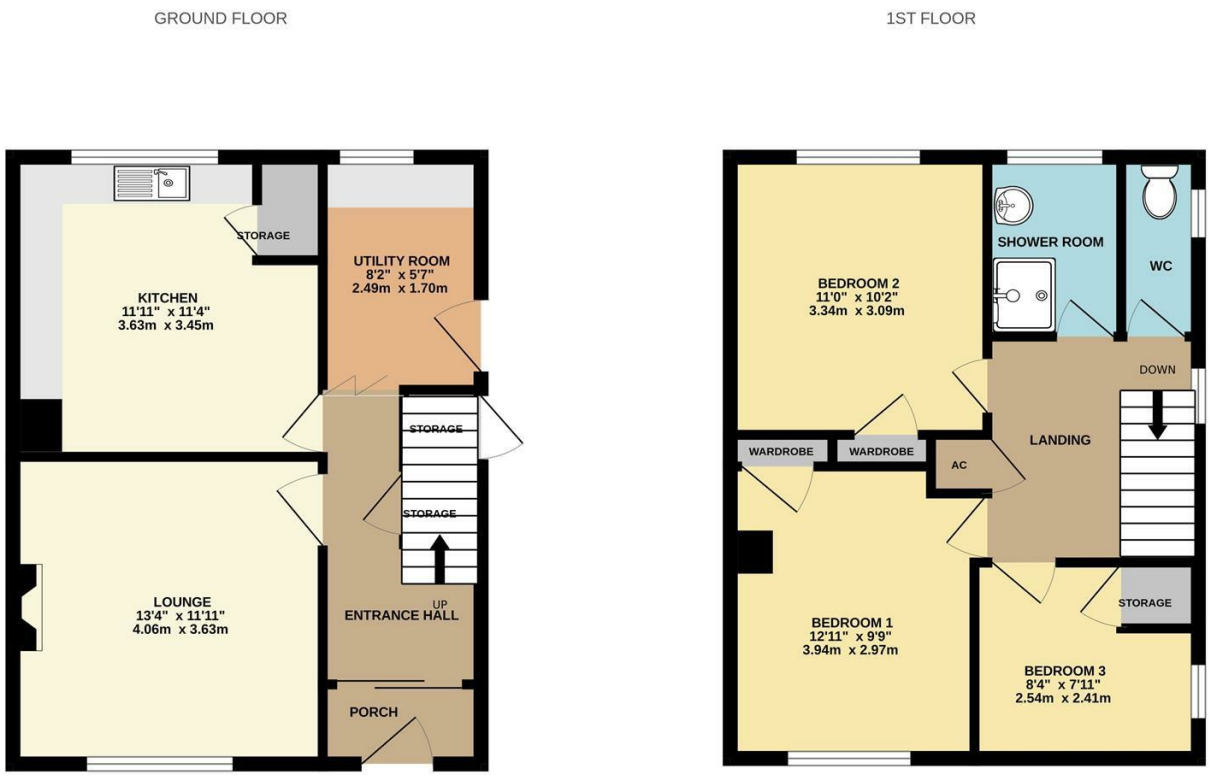
LANDING
Double glazed window to side aspect. Doors to bedrooms, shower room and WC. Loft hatch. Airing cupboard housing the water tank.

EXTERIOR

REAR GARDEN
Fully eclosed. Patio adjacent to property with shingled area. Shed to remain. Timber gate to the front of the property.

SERVICES
Mains electricity, water & drainage.

Floor Plan

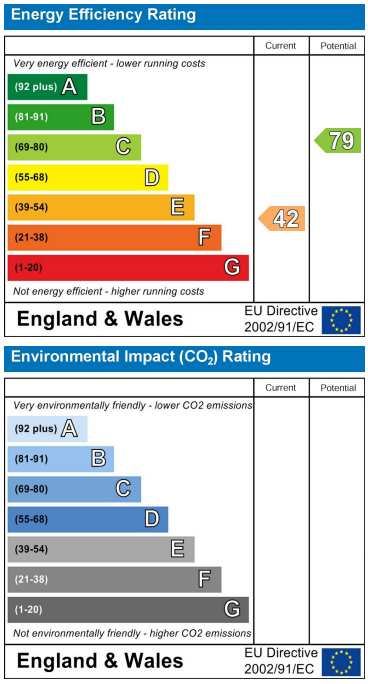


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.

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