



Old Main Road

Bridgwater, TA6

£375,000 Freehold

3

1

1

D

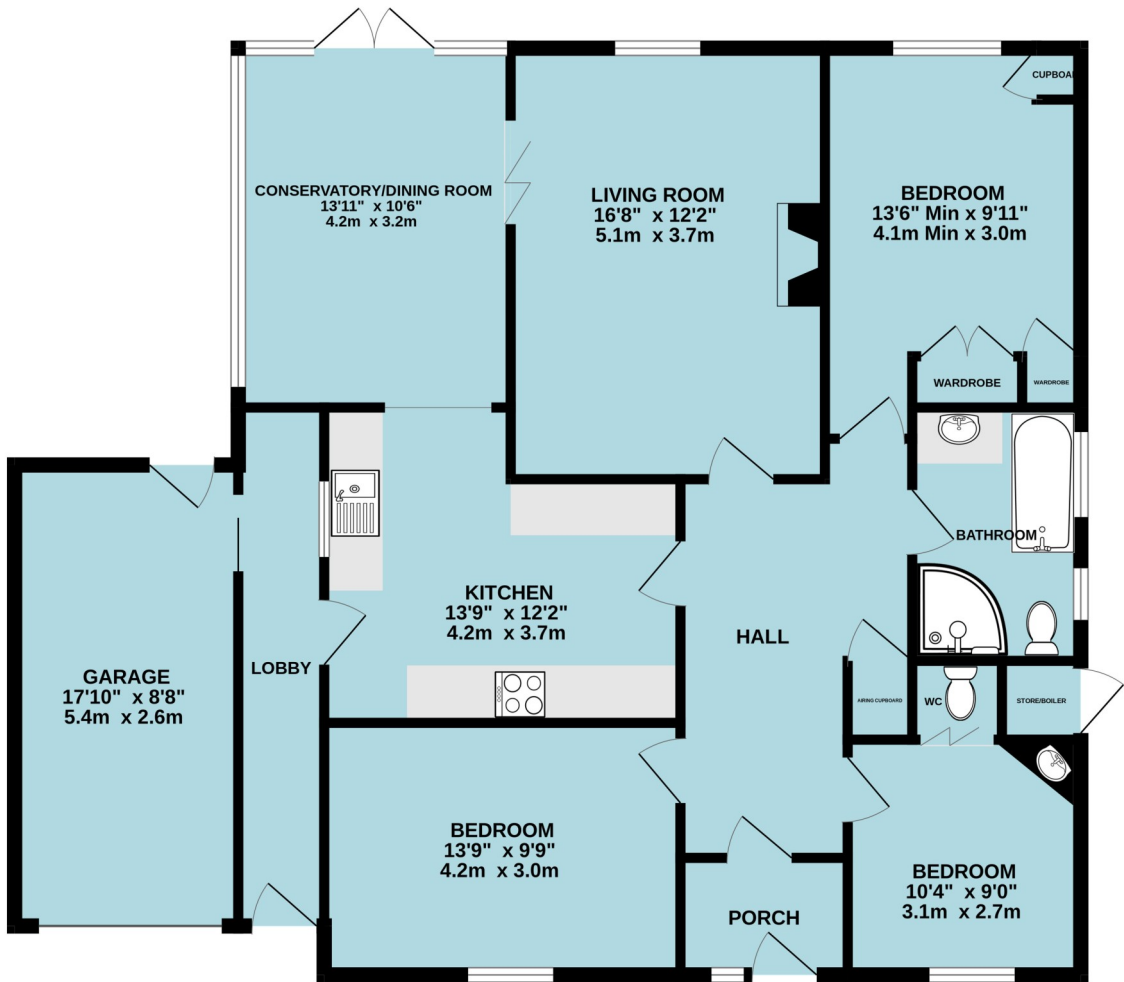
EPC

Wilkie May

& Tuckwood

Floor Plan

GROUND 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.
Made with Metropix ©2025

Description

Old Main Road is a well presented and naturally lit, spacious three bedroom detached bungalow situated in the village of Pawlett with the property benefitting from solar panels, off-road parking for a number of vehicles and an EV electric charging point.

- Located in rural village
- Situated close to variety of leisure, educational and retail amenities
- Conveniently located for the M5
- Three bedroom property
- Cloakroom
- Modern well fitted kitchen
- Oil fired central heating
- Patio area
- Large garden to rear
- Conservatory
- Summerhouse
- Garage
- Front off-road parking
- Solar panels
- EV Electric Charging Point

THE PROPERTY:

The accommodation comprises an entrance porch, entrance hall, living room with a woodfire log burner and a door to the conservatory, an L-shaped kitchen with a wide range of wall and base units with an integrated cooker and hob and an undercounter fridge. There is a further door to the conservatory and a side door to the inner lobby which also gives access to the integrated garage, which has an electric roller door and separate power and lighting. The conservatory opens to the rear garden.

The three bedrooms are complemented by a family bathroom with bedroom three having a cloakroom.

The property also benefits from oil fired central heating with an external boiler to the side of the dwelling.

Outside – To the front is off-road parking for a number of vehicles which leads the garage which has an electric roller door. The garden to the rear is accessed via the conservatory which is down a couple of steps to the patio area. The garden is predominantly laid to lawn with some mature flower beds with plants, trees and shrubs along with a summerhouse.

LOCATION:

Situated in the Somerset village of Pawlett which is approximately 3 miles from Bridgwater and offers good local amenities including two shops, church and primary school plus a bus service to the town centres of Bridgwater and Burnham-On-Sea. Conveniently located for the M5 motorway, being approximately 2 miles away from junction 23. Bridgwater offers a wide variety of leisure, educational and retail amenities. Main line rail links are available via Bridgwater Railway station and a daily coach service to London Hammersmith runs from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, oil fired central heating and 16 owned solar panels.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: D

Broadband Coverage: We understand that there is ultra fast mobile coverage. The maximum available broadband speeds are: 318 Mbps download and 50 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with Vodafone.

Flood Risk: Rivers and sea: Very low risk. **Surface water:** Very low risk. **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in October 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY