



12 Mountview Terrace

Pawlett, TA6 4SL

Price £245,000



PROPERTY DESCRIPTION

A charming, characterful, country cottage, set a rural location in the village of Pawlett and enjoying lovely views of the surrounding countryside.

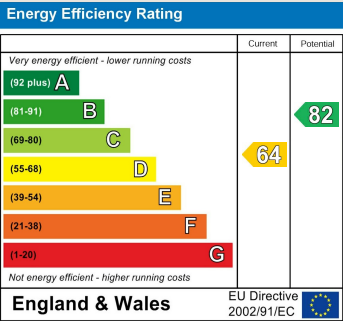
Sitting room with multi-fuel burner* Dining area* Kitchen with Belfast sink* Sun room with doors to the rear courtyard* Two first floor bedrooms (the master having a period style fireplace)* Loft room with power, light and roof light* Bathroom with a three piece suite and contrasting tiling* LPG heating* Tandem parking to the rear* Storage shed* Two separate garden areas both enjoying views over surrounding countryside* Must be viewed internally to be fully appreciated.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Stable door to:

Sitting Room

11'7" x 11'4" maximum into recess (3.55 x 3.46 maximum into recess)

Recess beside fireplace. Multi fuel burner set on feature, elevated, brick hearth, with fitted cupboard to recess, window overlooking the front enjoying field views, stripped wooden floor. Shelving to both sides of large opening to:

Dining Area

8'11" plus bookshelf niche x 8'6" (2.74 plus bookshelf niche x 2.61)

Stripped wooden floor, Obscured internal window to kitchen, wooden latch door to staircase. Latch door to:

Kitchen

11'1" x 7'7" (3.38 x 2.32)

A blend of cottage style and contemporary including Belfast style sink, modern, grey gloss fronted base cupboard and drawers, worktops with space under for washing machine. Space for cooker, space for fridge freezer, tall larder cupboard. Bespoke mosaic style tiling to splashback areas, feature exposed brick wall, window overlooking the sun room. Stable door with feature stained glass leading to:

Sun Room

8'6" x 5'3" (2.61 x 1.62)

Tiled floor, storage cupboard and double doors leading to the courtyard.

First Floor Landing

Bedroom 1

11'5" maximum into recess x 11'5" (3.49 maximum into recess x 3.50)

Stripped floorboards, feature, period style fireplace, window enjoying field views.

Bedroom 2

7'5" x 6'3" sloping ceiling (2.27 x 1.92 sloping ceiling)

Cleverly designed, fitted opposing beds, one with storage beneath, window.

Bathroom

8'7" x 5'1" (2.62 x 1.56)

Comprising a three piece suite, contrasting tiling, low level w.c. country style sink set on worktop, cupboard housing the LPG boiler, window.

From the landing, a second wooden staircase leads to the:

Loft Room

10'0" x 8'6" average (3.05 x 2.61 average)

(Restricted head height) Roof light to the rear.

Outside

Outside: To the front of the cottage, pedestrian access is provided by a shared pathway leading in turn to all the cottages within the terrace. Opposite the front door is a small seating area. To the rear and accessed from the sun room is an enclosed courtyard area where the LPG tanks are located. Door gives access to the rear vehicular access where a gravelled area provides parking in tandem for two vehicles. Adjacent to this is a workshop/store benefitting from power and water supply. To the side and via a door a pathway leads to the first of two areas of garden. The first area is split into two with an area of bark chippings and a woodstore. The second leads to a paved patio which provides a delightful area to sit and enjoy views across surrounds countryside.

The second area of garden will be found at the end of the terrace and is accessed via a white painted timber door. This area is larger than the first and is divided into sections of lawn, vegetable/fruit growing areas and gravel. Approximately half way down is a delightful summer house surrounded by mature planting with doors opening either end. There is also a greenhouse and timber store. An area of decking at the end of this garden again provides a lovely area to sit and enjoy the open views.

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This characterful, terrace cottage is situated in a 'tucked away' location on the edge of the popular village of Pawlett.

Enjoying lovely views over the adjacent countryside and beyond, the charming accommodation offers a host of features including latch and stable doors, stripped floors, multi-fuel burner, period style fireplace to the master bedroom, a kitchen which combines both country charm and contemporary units with sun room off.

There are two bedrooms to the first floor, the second having cleverly fitted opposing bunk beds with storage under, a bathroom and staircase leading to the loft room which can be used for storage.

The gardens are a particular feature of the cottage, and providing two separate areas. One accessed to the rear of the cottage beside the parking area which provides a barked area and at the bottom, a patio seating area with views across open countryside. The second area is situated at the end of the lane and provides mature areas of planting, lawn a charming summerhouse, open fronted storage building and leads to an area of decking where, again countryside views can be enjoyed.

An internal inspection is the only way to fully appreciate this lovely property.

Directions

Proceed out of Highbridge town centre on the A38 towards Bridgwater. Turn right into Manor Road. Continue along Manor Road and turn right into Chapel Road. Proceed along Chapel Road for approximately a mile where Mountview Terrace can be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- LPG Heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









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

01278 793700

sales@berrymansproperties.net

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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. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:
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