



10 Springfield Close

Pawlett, TA6 4SX

Price £220,000



PROPERTY DESCRIPTION

A modern two bedroom semi detached house with upvc double glazed windows and air source heat pump. There is designated off street parking for two vehicles and enclosed garden to the rear backing onto agricultural land.

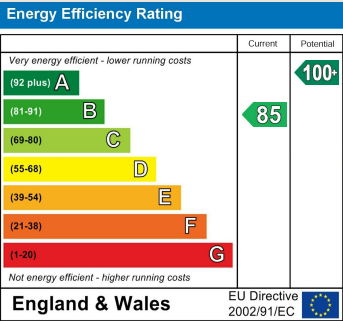
Entrance hall* cloakroom* lounge/diner* kitchen* first floor landing* two double bedrooms* bathroom* upvc double glazed windows* air source heating* off street parking and enclosed garden to the rear with good size workshop/shed backing onto agricultural land. Must be seen.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: B



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c., pedestal wash hand basin and extractor fan.
Upvc double glazed obscured window.

Lounge/Diner

13'11" maximum x 13'4" (4.25 maximum x 4.07)
Understair storage cupboard, television point, two French doors with matching side panels to the rear garden.

Kitchen

11'1" x 5'6" (3.38 x 1.69)
Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan. Plumbing for automatic washing machine, space for fridge/freezer, one and a half bowl drainer sink unit, upvc double glazed window to the front.

First Floor Landing

Access to roof space.

Bedroom 1

13'4" x 9'1" (4.07 x 2.79)
Feature wall and upvc double glazed window to the rear with aspect over agricultural land.

Bedroom 2

13'4" maximum x 8'7" maximum (4.07 maximum x 2.63 maximum)
Airing cupboard and upvc double glazed window to the front.

Bathroom

6'6" x 5'8" (1.99 x 1.74)
Comprising panelled bath with mixer tap and shower attachment and screen. Close coupled w.c., pedestal wash hand basin and electric shaver point. Extractor fan.

Outside

To the front of the property there is an open plan area of garden laid to lawn with designated off street parking space to the front of the property.

Located a short walk away from the property is a second designated off street parking space which is numbered 10.

To the side of the property is a gate giving access to the:

Rear Garden

Enclosed and laid for ease of maintenance with raised border and good size storage shed/workshop.

Air source heat pump.

Description

This attractive semi detached property is situated in a sought after village

PROPERTY DESCRIPTION

location that briefly comprises entrance hall with cloakroom, lounge/diner, well appointed kitchen and to the first floor there are two double bedrooms and a well appointed bathroom.

The property benefits from having designated off street parking for two vehicles, air source heat pump, upvc double glazed windows and backs onto agricultural land.

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 the village of West Huntspill. At the brow of the hill take a right into the village of Pawlett. Proceed along Manor Road taking a right at the junction into Chapel Road. Proceed up Chapel Road taking a left turn into Springfield Close and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Air source heating
- Mains drainage
- 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

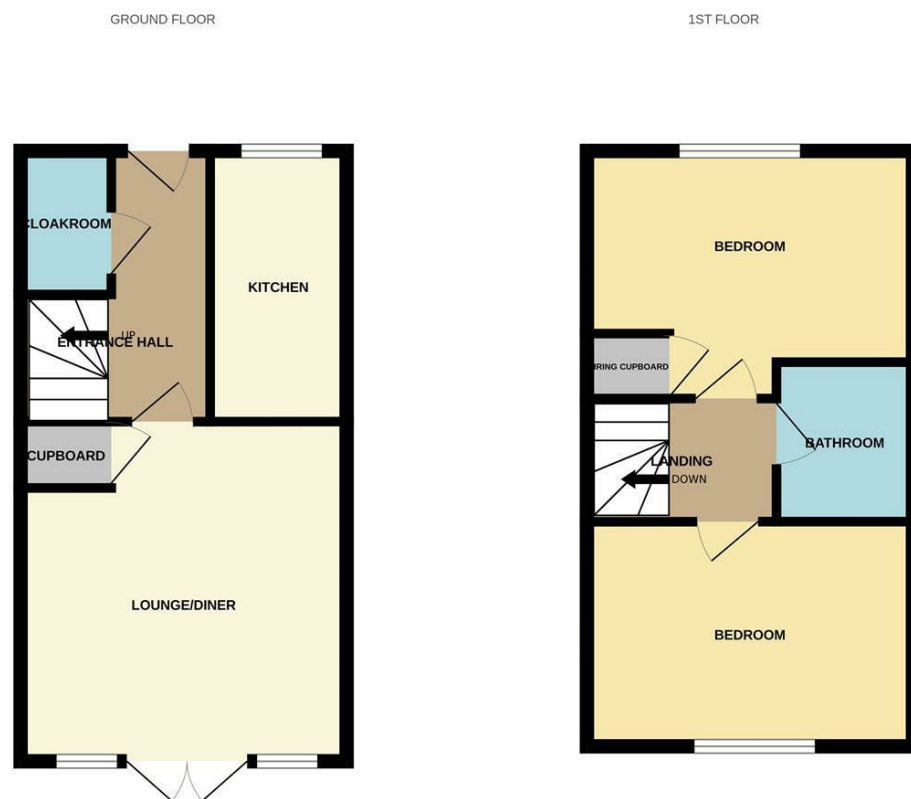
Flood Information:

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









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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

