



22 Springfield Close

Pawlett, TA6 4SX

Price £265,000



# PROPERTY DESCRIPTION

An opportunity to purchase an attractive modern three bedroom semi detached house situated in a sought after cul-de-sac location backing onto sports fields.

Entrance hall\* cloakroom\* lounge/diner\* well appointed kitchen\* first floor landing\* three bedrooms\* bathroom\* upvc double glazed windows\* air source heat pump\* off street parking\* good size enclosed garden backing onto sports fields. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Composite door to the:

### Entrance Hall

Stairs rising to the first floor.

### Cloakroom

Comprising close coupled w.c., pedestal wash hand basin, upvc double glazed obscured window to the front.

### Lounge/Diner

16'3" x 15'3" (4.96 x 4.67)

Feature built in storage cupboards and shelving, two upvc double glazed doors with matching side panels opening to the rear garden. Understair storage cupboard.

### Kitchen

9'8" x 8'5" (2.97 x 2.57)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for washing machine and dishwasher, space for fridge/freezer, upvc double glazed window to the front.

### First Floor Landing

Access to roof space.

### Bedroom 1

16'3" x 8'0" (4.97 x 2.46)

Overstair storage cupboard and two upvc double glazed windows to the front.

### Bedroom 2

9'10" x 8'4" (3.00 x 2.55)

Upvc double glazed window to the rear with aspect over sports fields.

### Bedroom 3

8'9" x 7'4" (2.69 x 2.26)

Upvc double glazed window to the rear with aspect over sports fields.

### Bathroom

8'7" x 6'11" (2.62 x 2.11)

Comprising panelled bath with mixer tap and shower attachment and screen. Pedestal wash hand basin and close coupled w.c. Extractor fan and upvc double glazed obscured window to the side.

### Outside

Open plan front garden area laid to lawn with pathway leading to the front door.

Brick pavier driveway to the side offering parking for two vehicles.

### Rear Garden

The rear garden is enclosed by timber fencing and backs onto open sports fields.

The garden is mainly laid to lawn with large decking area and useful summerhouse/potential home office.

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## Description

This attractive semi detached property is situated in a sought after village location and briefly comprises entrance hall with cloakroom, good size lounge/diner, well appointed kitchen and to the first floor there are three bedrooms and a family bathroom.

The property benefits from having an air source heat pump, upvc double glazed windows, off street parking and good size enclosed garden with useful summerhouse/potential home office.

The property backs onto open sports fields and is offered in good order throughout making a full inspection essential.

## 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 turn into the village of Pawlett. Proceed along Manor Road taking a right turn at the junction into Chapel Road. Proceed up Chapel Road taking a left turn into Springfield Close proceeding to the end of the cul-de-sac and the property will be found in front of you.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Air heat pump

- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

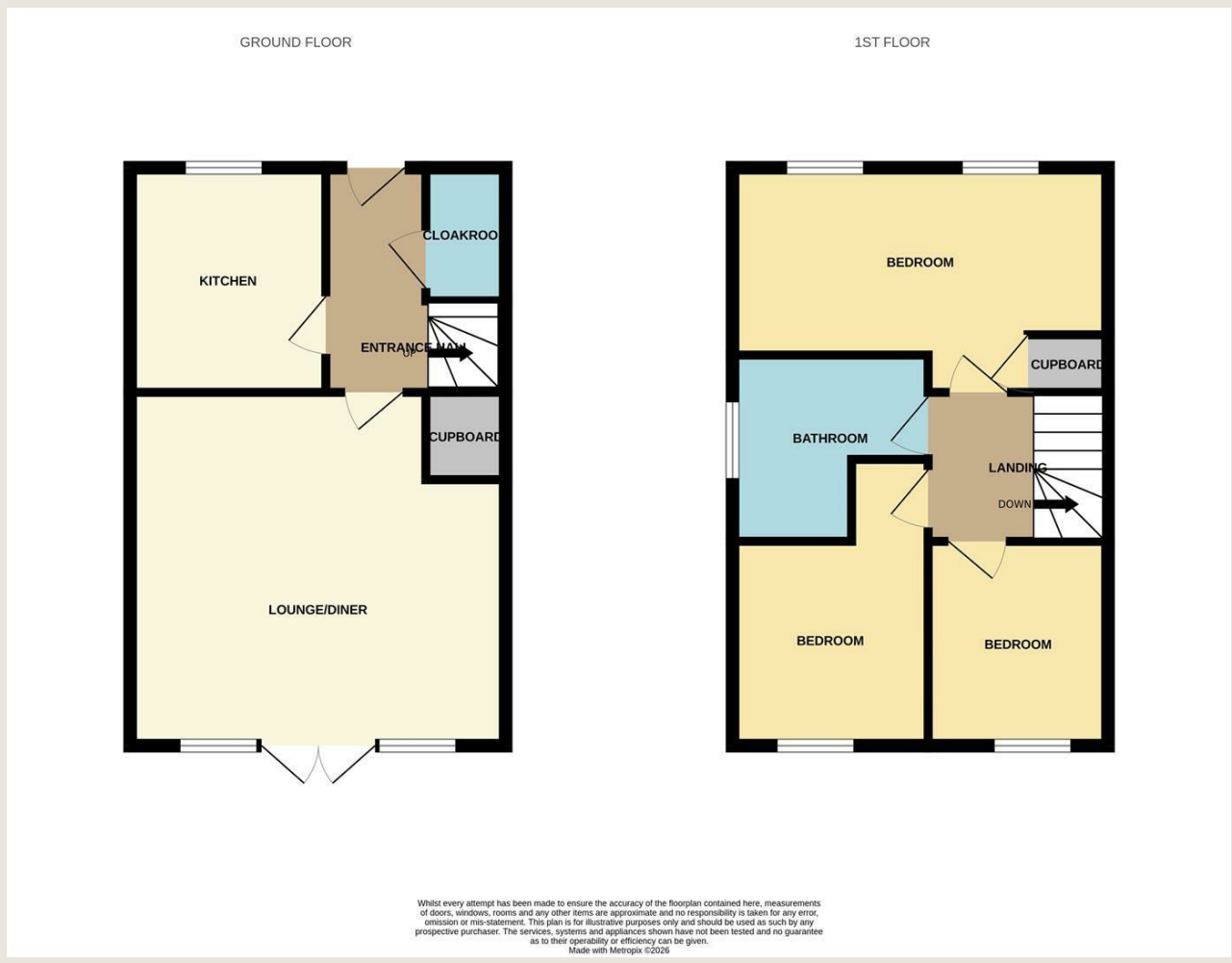
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto:sales@berrymansproperties.net)

**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 effect 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 £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

