



31 Old Main Road

Pawlett, TA6 4RY

Price £279,995

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

This charming and attractive three-bedroom cottage is set in the semi-rural location of Pawlett, offering a delightful village feel while being just a short drive from local schools, excellent transport links including the M5, nearby train stations, larger towns, and a wide range of amenities.

Entrance lobby\* lounge\* kitchen\* dining area\* utility/w.c.\* three first floor bedrooms\* bathroom\* double glazing\* oil central heating\* gardens\* must be seen

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Wooden entrance door to the:

### Entrance Lobby

4'1" x 4'1" (1.27 x 1.25)

Vinyl flooring, storage cupboard.

### Lounge

13'3" maximum x 12'5" maximum (4.04 maximum x 3.80 maximum)

Double glazed window to the front, radiator, open fireplace with brick surrounds, laminate flooring.

### Dining Area

11'6" maximum x 10'2" maximum (3.52 maximum x 3.12 maximum)

Double glazed window to the rear, radiator, laminate flooring. Understair storage.

### Kitchen

11'6" x 7'2" (3.51 x 2.19)

Window to the side, matching wall and base units with laminate worktops, space for oven, space and plumbing for two appliances, stainless steel sink, vinyl flooring and door to the:

### Utility and W.C.

7'0" x 6'4" (2.15 x 1.94)

Obscure double glazed window to the rear, low level w.c. and sink unit with mixer tap, tiled splashbacks. Door to the garden area.

## First Floor Landing

7'8" x 2'9" (2.34 x 0.84)

Skylight, wooden flooring.

### Bedroom 2

11'5" x 9'1" (3.50 x 2.77)

Double glazed window to the rear, built in storage, wooden flooring.

### Bedroom 1

12'6" x 12'4" (3.83 x 3.77)

Double glazed window to the front, feature fireplace, radiator, wooden flooring.

### Bedroom 3

11'1" x 6'9" (3.39 x 2.06)

Double glazed window to the side, wooden flooring, radiator.

### Bathroom

7'11" x 7'6" (2.42 x 2.30)

Obscure double glazed window to the side. Panelled bath with shower over, wash hand basin and close coupled w.c. Tiled splashbacks, vinyl flooring, radiator.

### Outside

To the front of the property is a walled garden area with pathway leading to the front door and pedestrian access gate to the side garden.

# PROPERTY DESCRIPTION

## Gardens

The main garden area is to the side of the property with patio area leading up to a lawned area of garden with mature trees and bushes.

## Description

There is no shortage of character wherever you go in this wonderful home.

The property is spacious and well-proportioned throughout, complemented by a beautiful, mature, and private garden. The cosy lounge, complete with an open fire, provides a perfect space to relax, while the home also benefits from a newly fitted roof.

In brief, the property comprises an entrance vestibule leading into the lounge, with further access to the kitchen and dining area. The ground floor also features a convenient WC and access to the garden.

Upstairs, you are welcomed by a skylight over the landing, a wonderful addition that floods the space with natural light. The first floor offers three generously sized bedrooms and a family bathroom.

## Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-E

- Mains electric and water
- Water not metered

- Oil central 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](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:

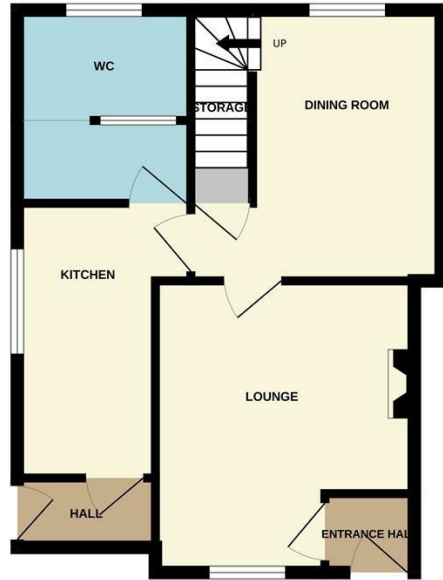
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



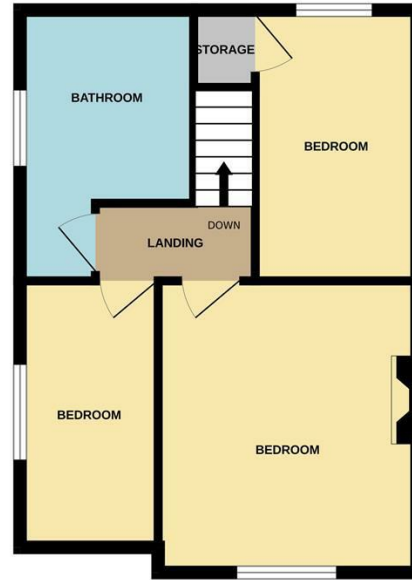




GROUND FLOOR



1ST 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.  
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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](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.
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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

