



12 Springfield Close

Pawlett, TA6 4SX

Price £225,000



PROPERTY DESCRIPTION

A beautifully presented modern two double bedroom semi-detached home, offering stylish and energy-efficient living. The ground floor features a welcoming entrance hall, a contemporary and well-equipped kitchen, a spacious lounge/diner with double doors onto the garden, and a convenient WC. Upstairs, the property boasts two double bedrooms and a modern family bathroom. The main bedroom enjoys stunning views over open fields to the rear, creating a peaceful and scenic outlook. Externally, the home benefits from a low-maintenance private rear garden with useful side access, perfect for outdoor enjoyment. There are also two allocated parking spaces.

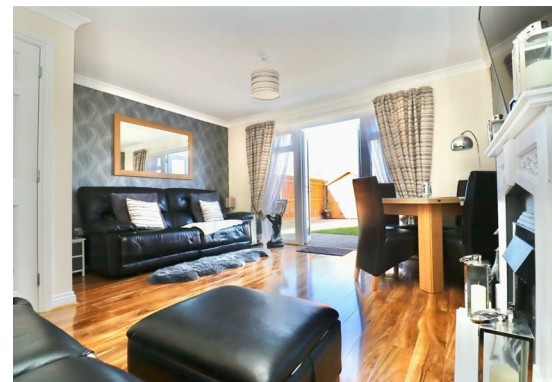
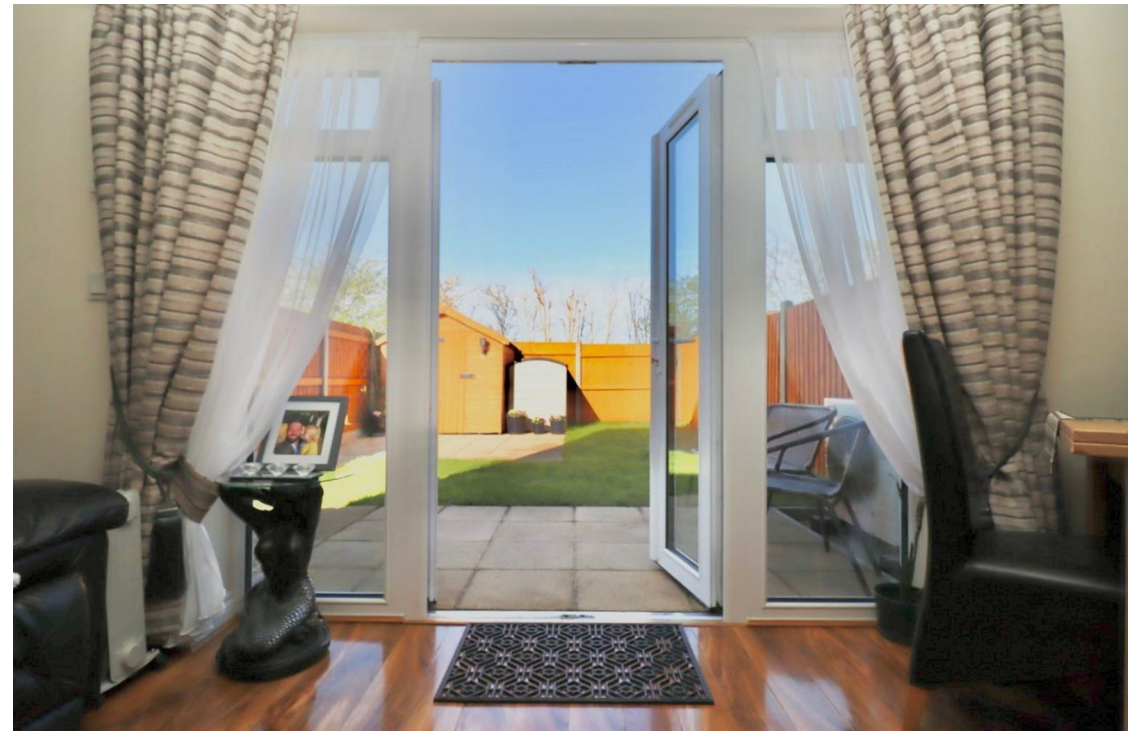
*Entrance hall *W/C *Lounge/dining room *Kitchen *First floor landing *Two bedrooms *Bathroom *Enclosed rear garden enjoying sunny aspects *Triple glazed windows *Sought after village location

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			100+
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (measurements are approximate)

Upvc double glazed obscured doorway to:

Entrance Hall

12'4" x 3'10" (3.77 x 1.19)

Stairs leading to the first floor, laminate flooring

W/C

5'9" x 3'1" (1.77 x 0.95)

Obscured triple glazed window to front, close coupled w/c, hand wash basin with mixer tap, tiled splashback, vinyl flooring, and extractor fan

Lounge/Dining Room

14'8" x 13'8" (4.49 x 4.18)

Triple glazed french doors to the rear garden, laminate flooring, feature electric fireplace, and storage cupboard

Kitchen

11'5" x 5'11" (3.48 x 1.81)

Triple glazed window to front, matching gloss white wall and base units with laminate worktops, metro style tiled splashback, four ring electric hob with extractor fan over, electric oven, space and plumbing for washing machine, stainless steel sink with mixer tap, and space for upright fridge/freezer

First Floor Landing

7'3" x 6'9" (2.22 x 2.08)

Carpet flooring, access to the loft and doors leading to first floor rooms

Bedroom 1

13'8" x 9'7" (4.19 x 2.94)

Triple glazed windows to rear, and radiator

Bedroom 2

13'9" x 9'9" (4.21 x 2.99)

Triple glazed windows to front, radiator and airing cupboard

Bathroom

6'11" x 6'0" (2.11 x 1.83)

Comprising of a close coupled w/c, hand wash basin with mixer tap, panelled bath with shower over, floor to ceiling tiles, chrome heated towel rail and extractor fan

Outside

To the rear the property is laid to lawn with a patio area, shed and the borders comprise of fence panelling. There is a gate that provides side access to the parking at the front.

Agents Note

Maintenance charge to Stonewater Housing of £101.00 per annum for the maintenance of communal garden areas to the front and sides.

Description

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The ground floor features a welcoming entrance hall, a contemporary and

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well-equipped kitchen, a spacious lounge/diner with double doors onto the garden, and a convenient WC. The property benefits from having under floor heating on the ground floor.

Upstairs, the property boasts two double bedrooms and a modern family bathroom. The main bedroom enjoys stunning views over open fields to the rear, creating a peaceful and scenic outlook.

Externally, the home benefits from a low-maintenance private rear garden with useful side access, perfect for outdoor enjoyment. There are also two allocated parking spaces.

Designed with efficiency in mind, the property includes triple-glazed windows, an air source heat pump, and underfloor heating throughout the ground floor, ensuring comfort and reduced energy costs year-round.

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
- Ground floor under floor 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:

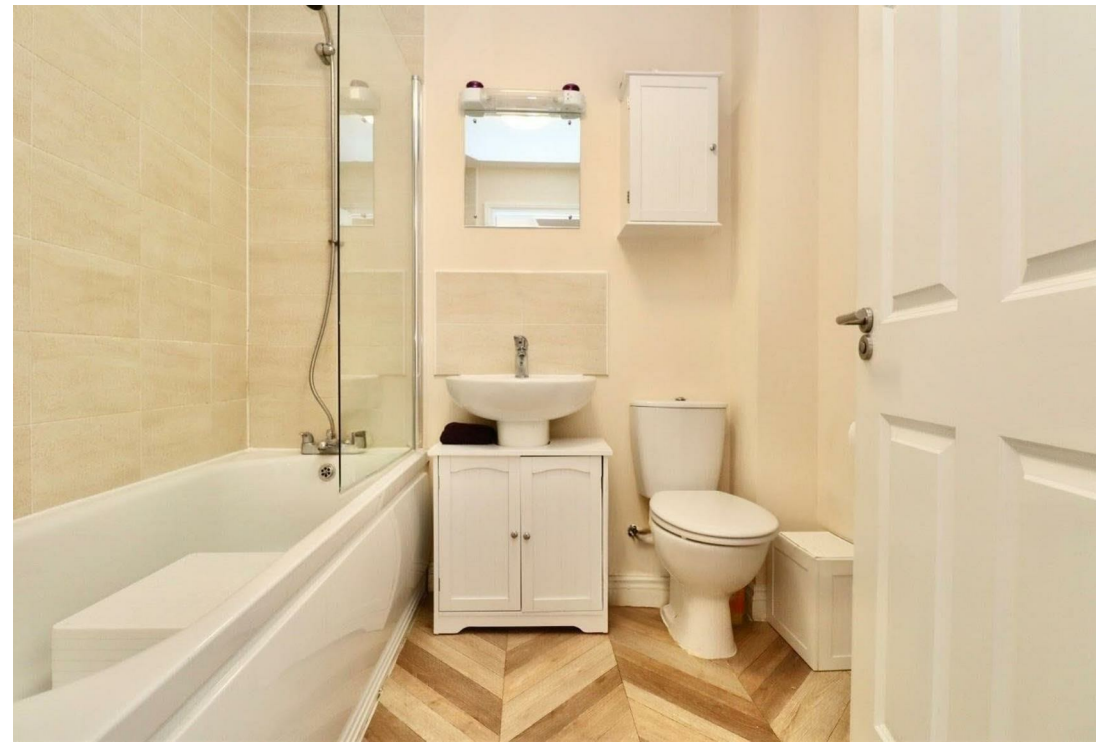
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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









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. 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

