



4 Horton Way, Woolavington, Nr. Bridgwater TA7 8JP

£289,950

**GIBBINS RICHARDS**   
Making home moves happen



A well presented and extended three bedroom semi-detached house located within the village of Woolavington. The property benefits from off road parking to the front and rear, UPVC double glazing throughout, single garage and landscaped wrap around garden. The accommodation comprises in brief; entrance hall, ground floor WC, sitting room, well equipped and modern kitchen/dining room. To the first floor are three bedrooms (master with en-suite shower and built-in wardrobes) and family bathroom.

Tenure: Freehold / Energy Rating: D-68 / Council Tax Band: C

The village of Woolavington is nestled on the edge of the 'Polden Hills' and located approximately 6 miles from Bridgwater and 9.5 miles from Street. The village provides a useful range of local shops and amenities. Bridgwater town itself offers a much wider range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

VILLAGE LOCATION  
EASY ACCESS TO M5 MOTORWAY  
WALKING DISTANCE TO LOCAL VILLAGE AMENITIES  
EXTENDED SEMI-DETACHED HOUSE  
THREE BEDROOMS  
MULTIPLE OFF ROAD PARKING  
SINGLE GARAGE  
LANDSCAPED GARDENS  
MODERN SANITARY FITMENTS  
WELL PRESENTED THROUGHOUT







Entrance Hall

Stairs to first floor. Doors to sitting room and WC.

WC

5' 7" x 2' 7" (1.7m x 0.8m) Front aspect obscure window. Low level WC and wash hand basin.

Sitting Room

20' 0" x 15' 5" (6.1m x 4.7m) (max) Front and side aspect windows. Double doors to dining area, doors to understairs storage cupboard and kitchen.

Kitchen/Dining Room

23' 11" x 8' 10" (7.3m x 2.7m) Rear aspect window. Double set of French doors to garden. Equipped in a modern range of matching eye and low level units with integrated appliances.

First Floor Landing

Doors to three bedrooms and family bathroom.

Bedroom 1

11' 10" x 8' 2" (3.6m x 2.5m) Front aspect window. Built-in wardrobes. Door to;

En-Suite Shower Room

6' 3" x 3' 3" (1.9m x 1.1m) Front aspect obscure window. Equipped in a two piece suite comprising shower cubicle and wash hand basin.

Bedroom 2

10' 6" x 7' 10" (3.2m x 2.4m) Rear aspect window.

Bedroom 3

8' 10" x 6' 7" (2.7m x 2.0m) Rear aspect window.

Family Bathroom

7' 10" x 4' 7" (2.4m x 1.4m) Side aspect obscure window. Equipped in a modern white three piece suite comprising low level WC, wash hand basin and bath with overhead shower.

Outside

To the front of the property there is off road parking with steps leading to front door. Fully enclosed landscaped wrap around garden.

Single Garage

Up and over door to front. Additional off road parking to the front.

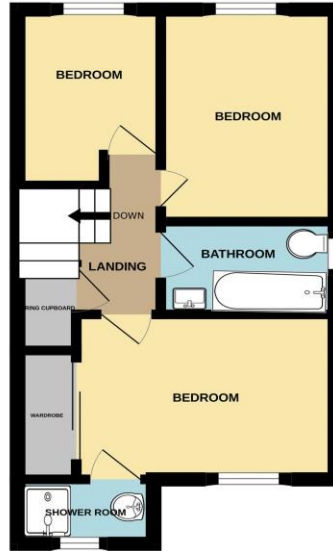




GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA - 956 sq.ft. (88.9 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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