



GIBBINS RICHARDS 

55 Highcroft, Woolavington, Nr. Bridgwater TA7 8EU

£349,950

GIBBINS RICHARDS 
Making home moves happen

A modern and well presented four bedroom detached family home boasting a double glazed conservatory addition and private rear garden. The accommodation comprises; entrance hall, cloakroom, sitting room, dining area, kitchen/breakfast room, conservatory, four first floor bedrooms including en-suite shower to master bedroom and family bathroom. Garage and fully enclosed rear garden.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

An internal viewing is highly recommended to fully appreciate this very well presented detached family home. The property is located in a cul-de-sac location in this popular village on the edge of the 'Polden Hills'. There are local facilities close to hand, whilst the property provides access to both Street and Glastonbury as well as being within a short drive of the M5 motorway at Junction 23.

MODERN FOUR BEDROOM DETACHED HOUSE
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
GARAGE
OFF ROAD PARKING
CLOAKROOM / EN-SUITE / FAMILY BATHROOM
FULLY ENCLOSED REAR GARDEN
CONSERVATORY
POPULAR VILLAGE LOCATION
EASY ACCESS TO M5 MOTORWAY





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Entrance Hall	Stairs to first floor. Understairs storage and access to garage.
Cloakroom	WC, wash basin.
Sitting Room	15' 0" x 11' 0" (4.57m x 3.35m) Living flame gas fire. Access to rear garden. Archway to;
Dining Area	8' 6" x 9' 0" (2.59m x 2.74m) Access to conservatory.
Conservatory	12' 5" x 7' 10" (3.78m x 2.39m)
Kitchen/Breakfast Room	14' 6" x 8' 5" (4.42m x 2.56m) With built-in double oven, gas hob, plumbing for washing machine and dishwasher unit. Door to outside.
First Floor Landing	Airing/boiler cupboard containing a replacement combination boiler (replaced two years ago).
Bedroom 1	11' 8" x 9' 10" (3.55m x 2.99m) Two built-in double wardrobes.
En-Suite Shower Room	Shower enclosure, wash basin, WC.
Bedroom 2	9' 8" x 8' 5" (2.94m x 2.56m) Two double recessed wardrobes.
Bedroom 3	14' 0" x 8' 0" (4.26m x 2.44m) (maximum) Wardrobe recess.
Bedroom 4	9' 9" x 8' 0" (2.97m x 2.44m) plus wardrobe recess.
Family Bathroom	6' 11" x 5' 6" (2.11m x 1.68m) Panelled bath with electric shower over, vanity wash basin, WC.
Outside	A front driveway providing ample off road parking leading to integral garage. Side access leads to a fully enclosed and private rear garden with patio, raised lawn and rear raised patio and pergola. Timber shed. The rear garden backs onto a green open space.
Garage	16' 6" x 8' 5" (5.03m x 2.56m) Electric roller door. Light, power and wall heater.



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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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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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