



GIBBINS RICHARDS 

5 Knowle End, Woolavington, Nr. Bridgwater TA7 8JH

£225,000

GIBBINS RICHARDS   
Making home moves happen

A well proportioned and positioned three bedroom property located within the village of Woolavington. The property is warmed by electric heating, benefitting from off road parking and single garage. The accommodation comprises in brief; entrance hall, sitting room, kitchen, dining room, ground floor WC and sun room. To the first floor are three bedrooms and family bathroom. Fully enclosed private rear garden.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The property is situated in the popular village of Woolavington which lies on the edge of the Polden Hills, within the village there is a store, primary school and doctors surgery together with a regular bus service. For the commuter the M5 motorway at Junction 23 is within easy reach, whilst Bridgwater town centre lies approximately four miles distant.

WELL PROPORTIONED ACCOMMODATION  
EASY ACCESS TO THE M5 MOTORWAY  
POPULAR VILLAGE LOCATION  
WALKING DISTANCE TO LOCAL AMENITIES  
PRIVATE FULLY ENCLOSED REAR GARDEN  
SINGLE GARAGE  
OFF ROAD PARKING  
ELECTRIC HEATING





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Entrance Hall  
Sitting Room

Kitchen

Dining Room

WC

Sun Room

Garage

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Outside

Stairs to first floor,  
15' 11" x 10' 9" (4.86m x 3.28m) Side aspect sliding patio doors to garden.

13' 11" x 9' 11" (4.24m x 3.02m) Front aspect window. Leading to;

12' 0" x 9' 0" (3.67m x 2.75m) Rear aspect window.

Rear aspect obscure window. Low level WC and wash hand basin.

9' 0" x 7' 0" (2.75m x 2.13m) Rear aspect window and French doors to garden. Door to;

15' 3" x 9' 0" (4.65m x 2.75m) Up and over door.

Doors to three bedrooms and family bathroom.

12' 10" x 8' 10" (3.9m x 2.7m) Side aspect window. Built-in wardrobe.

9' 11" x 8' 6" (3.02m x 2.60m) Side aspect window.

6' 10" x 6' 8" (2.08m x 2.03m) Side aspect window. Built-in wardrobes.

9' 1" x 5' 9" (2.77m x 1.75m) Two front aspect obscure windows. Fitted in a four piece suite comprising bath, separate shower cubicle, low level WC and wash hand basin. Heated towel rail.

To the front there is off road parking in front of the garage. To the rear is a fully enclosed garden laid to patio and lawn.



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GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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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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.



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