



GIBBINS RICHARDS 

4 Newland Close, Woolavington, Nr. Bridgwater TA7 8FJ

£299,950

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented three bedroom detached house in the ever popular village of Woolavington. This property is within walking distance to local shops, amenities and doctors surgery. The property also benefits from easy access to the M5 motorway at Junction 23, UPVC double glazing throughout, off road parking for multiple vehicles and gas central heating. The accommodation comprises in brief; entrance hallway, sitting room, cloakroom, kitchen/diner. To the first floor are three bedrooms (master with en-suite shower room) and family bathroom. Externally, off road parking for multiple vehicles as well as a private enclosed rear garden with side access into the garage.

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

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.

DETACHED
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO M5 MOTORWAY
UPVC DOUBLE GLAZING THROUGHOUT
GAS CENTRAL HEATING
GARAGE / MULTIPLE OFF ROAD PARKING
GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
PRIVATE ENCLOSED REAR GARDEN
VILLAGE LOCATION
REMAINDER OF NHBC WARRANTY



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Entrance Hallway	Leading to sitting room, cloakroom and kitchen/diner. Stairs to first floor.
Sitting Room	15' 4" x 11' 2" (4.67m x 3.40m) Dual aspect windows with side and front bay.
Cloakroom	5' 8" x 2' 9" (1.73m x 0.84m) Side aspect obscure window. Low level WC and wash hand basin.
Kitchen/Diner	17' 6" x 11' 4" (5.33m x 3.45m) Rear aspect window and French doors to garden. Fitted floor and wall cupboard units with integrated electric oven, gas hob, fridge, freezer and dishwasher.
First Floor Landing	Side aspect window. Doors to three bedrooms, family bathroom and storage cupboard. Hatch to loft.
Bedroom 1	12' 5" x 11' 1" (3.78m x 3.38m) Front aspect window. Built-in wardrobes.
En-Suite	6' 6" x 6' 3" (1.98m x 1.90m) Front aspect obscure window. Modern white suite comprising low level WC, wash hand basin and walk-in shower.
Bedroom 2	10' 6" x 10' 4" (3.20m x 3.15m) Rear aspect window.
Bedroom 3	7' 9" x 7' 1" (2.36m x 2.16m) Rear aspect window.
Family Bathroom	6' 4" x 6' 2" (1.93m x 1.88m) Side aspect obscure window. Modern white suite comprising low level WC, wash hand basin, bath with overhead shower.
Outside	To the rear is a private enclosed garden which is laid to patio and lawn with additional rear barked and gravel areas. Side access to garage. To the side is off road parking for multiple vehicles.
Garage	19' 8" x 10' 1" (5.99m x 3.07m) Light and power. Up and over garage door.

AGENTS NOTE

We understand the property is subject to an annual estate management fee of £150.00 payable to BNS Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative. We have also been informed that the solar panels are owned, and further information can be sought via your legal representative.

We, Gibbins Richards, are fully disclosing that this property is owned by a member of staff's family, but that Gibbins Richards will make no financial gain other than their usual commission applicable.



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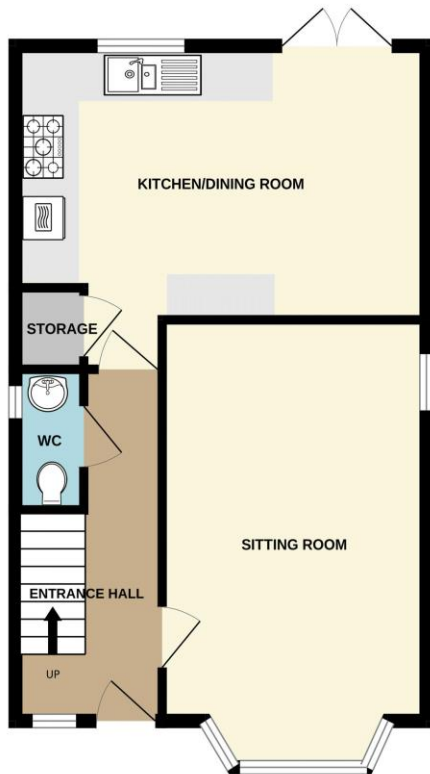


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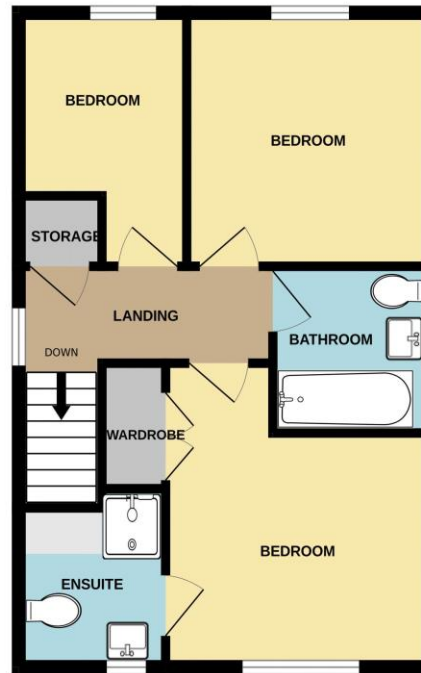


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GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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