



1 Orchard Way, Woolavington, Nr. Bridgwater TA7 8HX

£219,950

GIBBINS RICHARDS   
Making home moves happen



A well presented semi-detached property located in a popular village boasting entrance hall, cloakroom, sitting room, re-fitted kitchen/dining room, three first floor bedrooms, re-fitted first floor bathroom, electric heating, private rear garden incorporating utility room and communal parking.

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

This well presented semi-detached property would be the perfect choice for first time buyers or young family. The property is located in a cul-de-sac position close to local facilities. Woolavington contains a primary school, church and stores and is within convenient reach of the M5 motorway. Bridgwater town centre is less than four miles distant and boasts a wide and comprehensive range of facilities.

WELL PRESENTED VILLAGE HOME  
RE-FITTED KITCHEN & BATHROOM  
SITTING ROOM  
KITCHEN/DINER  
THREE FIRST FLOOR BEDROOMS  
PRIVATE REAR GARDEN  
POPULAR VILLAGE



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Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

WC and wash basin.

15' 8" x 11' 5" (4.77m x 3.48m) Patio doors to rear garden.

10' 9" x 9' 8" (3.27m x 2.94m) Attractively fitted with built-in appliances to include fridge/freezer and built-in dishwasher unit. Double doors to outside.

Storage cupboard.

9' 8" x 9' 6" (2.94m x 2.89m) Wall to wall fitted wardrobes and storage/airing cupboard.

12' 10" x 10' 0" (3.91m x 3.05m) With built-in double wardrobe.

9' 8" x 7' 8" (2.94m x 2.34m) Access to loft space.

7' 0" x 5' 6" (2.13m x 1.68m) Bath with shower and screen, wash basin and WC.

Side access leading to the rear garden with paved patio, level lawn and rear conifer screen. Within the garden there is an outside Utility/Store shed with plumbing for washing machine and fitted units. There is also outside water and power.



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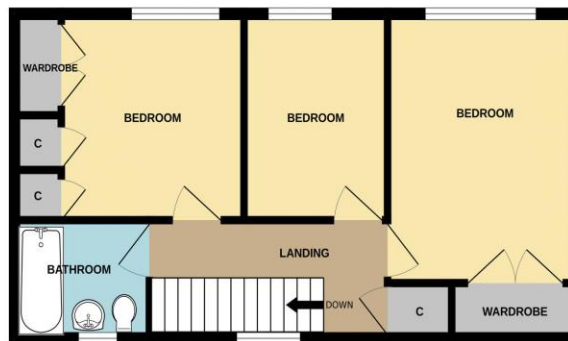
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GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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.  
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