



GIBBINS RICHARDS 

4 Woolavington Road, Woolavington, Nr. Bridgwater TA7 8FL

£295,000

GIBBINS RICHARDS 
Making home moves happen

**** NO ONWARD CHAIN **** Originally constructed by Newland Homes, this superb three bedroom semi-detached family home is beautifully presented internally, externally the property has garage and multiple off road parking and well tended private garden to the rear. Internally, the accommodation is arranged over two storeys and comprises in brief; entrance hall, ground floor WC, kitchen/dining room, spacious sitting room with double doors to rear garden. To the first floor a landing leads to three good size bedrooms (master with en-suite shower room) and family bathroom. The accommodation is fully UPVC double glazed and warmed by gas central heating.

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

The property is located in a pleasant position on the edge of this popular village on the Polden Hills and within easy access to village amenities.

SOUGHT AFTER VILLAGE LOCATION
SPACIOUS THREE BEDROOM HOUSE
GARAGE / OFF ROAD PARKING
BEAUTIFULLY PRESENTED THROUGHOUT
SOLID OAK FLOORING (GROUND FLOOR)
MODERN KITCHEN & SANITARY FITMENTS
FULL UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
PRIVATE ENCLOSED GARDEN
NO ONWARD CHAIN





| | |
|----------------------|---|
| Entrance Hall | 10' 7" x 3' 9" (3.22m x 1.14m) Stairs rising to first floor, doors to kitchen/dining room and cloakroom. Electric fuse board. |
| Cloakroom | 5' 9" x 2' 9" (1.75m x 0.84m) Front aspect obscure window. Fitted with a two piece matching suite comprising low level WC and wash hand basin. |
| Kitchen/Dining Room | 16' 6" x 12' 11" (5.03m x 3.93m) (max) Front aspect window. Kitchen area is fitted with a modern range of matching eye and low level units with 'Neff' integrated appliances comprising four ring gas hob with extractor fan over, double oven/grill and integrated fridge/freezer. Ample space for dining table and chairs. Door to low level understairs cupboard. Pedestrian door providing direct access to garage. |
| Sitting Room | 16' 0" x 11' 2" (4.87m x 3.40m) Double opening French doors to rear garden. |
| First Floor Landing | Doors to three bedrooms and bathroom. Hatch to loft. Door to storage cupboard with slated shelving. |
| Bedroom 1 | 12' 7" x 10' 10" (3.83m x 3.30m) Front aspect window. Double built-in wardrobes. |
| En-Suite Shower Room | 6' 0" x 5' 6" (1.83m x 1.68m) Front aspect obscure window. Three piece matching suite comprising low level WC, corner shower cubicle and pedestal wash hand basin. |
| Bedroom 2 | 9' 6" x 9' 2" (2.89m x 2.79m) Obscure rear aspect window. |
| Bedroom 3 | 9' 6" x 6' 5" (2.89m x 1.95m) Obscure rear aspect window. |
| Family Bathroom | 6' 3" x 6' 1" (1.90m x 1.85m) White three piece matching suite comprising low level WC, pedestal wash hand basin and panelled bath with chrome shower over. |
| Outside | The rear garden measures approximately - 30' (9.14m) in length, fully enclosed by timber fencing with a paved patio area adjoining the property and area of lawn beyond. Pedestrian gate leading to driveway and garage area. |
| Garage | 20' 2" x 10' 5" (6.14m x 3.17m) Vehicular reinforced metal up and over door to front. Pedestrian door to rear. Mains lighting and power. Roof storage space. |

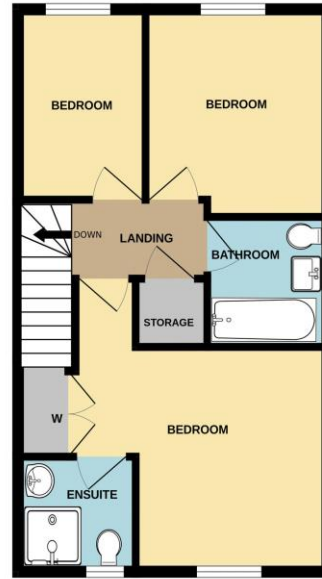
AGENTS NOTE We understand the property is subject to an annual estate management fee of £149.00 payable to BNS Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative. We have also been informed that the solar panels are owned, and further information can be sought via your legal representative.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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.
Made with Metropix ©2024



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk