



41 Old Mill Road  
Woolavington, TA7 8EW  
Price £367,500





# PROPERTY DESCRIPTION

A greatly extended, upgraded and improved detached bungalow situated in a highly sought after village location. Must be seen to be fully appreciated.

Entrance porch\* entrance hall\* lounge\* kitchen\* conservatory\* three bedrooms\* master en suite shower room\* family shower room\* garage\* off street parking\* attractive enclosed garden to the rear\* splayed corner open plan front garden.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements and directions are app

Composit door to the:

### Entrance Porch

6'5" x 2'10" (1.96 x 0.86 (1.95 x 0.87))

Upvc double glazed door and side panel to the:

### Entrance Hall

Meter cupboard.

### Lounge

15'1" x 11'10" (4.60 x 3.61)

Upvc double glazed window to the front and door to the inner hall. Further door to the bedroom.

### Dining Room/Bedroom 3

14'1" x 9'10" (4.29 x 3.00)

Two upvc double glazed French doors and matching side panels to the:

### Conservatory

19'4" x 8'6" (5.89 x 2.59 (5.9 x 2.6))

Part brick and part upvc double glazed construction. Tiled floor, two upvc double glazed French doors opening to the garden and enjoying views to the side.

### Kitchen

13'1" x 7'10" (3.99 x 2.39 (4.0 x 2.4))

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, electric oven hob and extractor fan, space for fridge/freezer, plumbing for automatic washing machine, pantry, upvc double glazed window to the side and door to bedroom/dining room.

### Bedroom 1

13'11" x 11'3" (4.24 x 3.43)

Upvc double glazed window to the front.

### En suite Shower Room

Large shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, heated towel rail and radiator. Upvc double glazed obscured window to the front.

### Bedroom 2

9'10" x 8'10" (3.00 x 2.69)

Upvc double glazed window to the rear.

### Family Shower Room

6'7" x 5'1" (2.01 x 1.55)

Shower cubicle, vanity wash hand basin and close coupled w.c. Obscured window to the side.

### Outside

The property is set in a good sized splayed corner plot with the front garden being laid to lawn with attractive flower borders.

To the right hand side of the property is a driveway offering off street parking leading to the:

### Garage

16'0" x 7'2" (4.88 x 2.18)

With up and over door, window to the rear, light and power.

Gateway to the side of the garage opens to the side and rear gardens.

### Gardens

To the side of the property is the oil tank and oil boiler supplying domestic hot water

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and radiators.

The rear garden is enclosed and laid to lawn with attractive seating areas and borders containing numerous shrubs and bushes.

To the left hand side of the property is an attractive additional area of garden with greenhouse.

Outside tap and outside sensor lights.

## Description

The property is situated in the ever popular village of Woolavington close to the local convenience store. Woolavington is conveniently located close to both Bridgwater and Burnham-on-Sea.

This attractive detached bungalow has been greatly extended, upgraded and improved to offer well planned, flexible living accommodation set in an attractive plot.

The property briefly comprises entrance porch, entrance hall, lounge, kitchen, conservatory and up to three bedrooms. The master bedroom has an en suite shower room and there is also a family shower room. The property benefits from having a garage and off street parking and storage for a caravan/boat etc could be created should it be required.

The property has an attractive enclosed garden to the rear and enjoys attractive views to the side.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

From the M5 junction 22 roundabout take a left turn signposted Highbridge. Take the next left into Burnham Moor Road and proceed to the T junction taking a right and follow the signs to Bason Bridge and East Huntspill. Proceed through the village of East Huntspill and follow the signs for Woolavington. Proceed into the village and up the hill taking a right into Old Mill Road. Proceed down Old Mill Road bearing to the left and the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





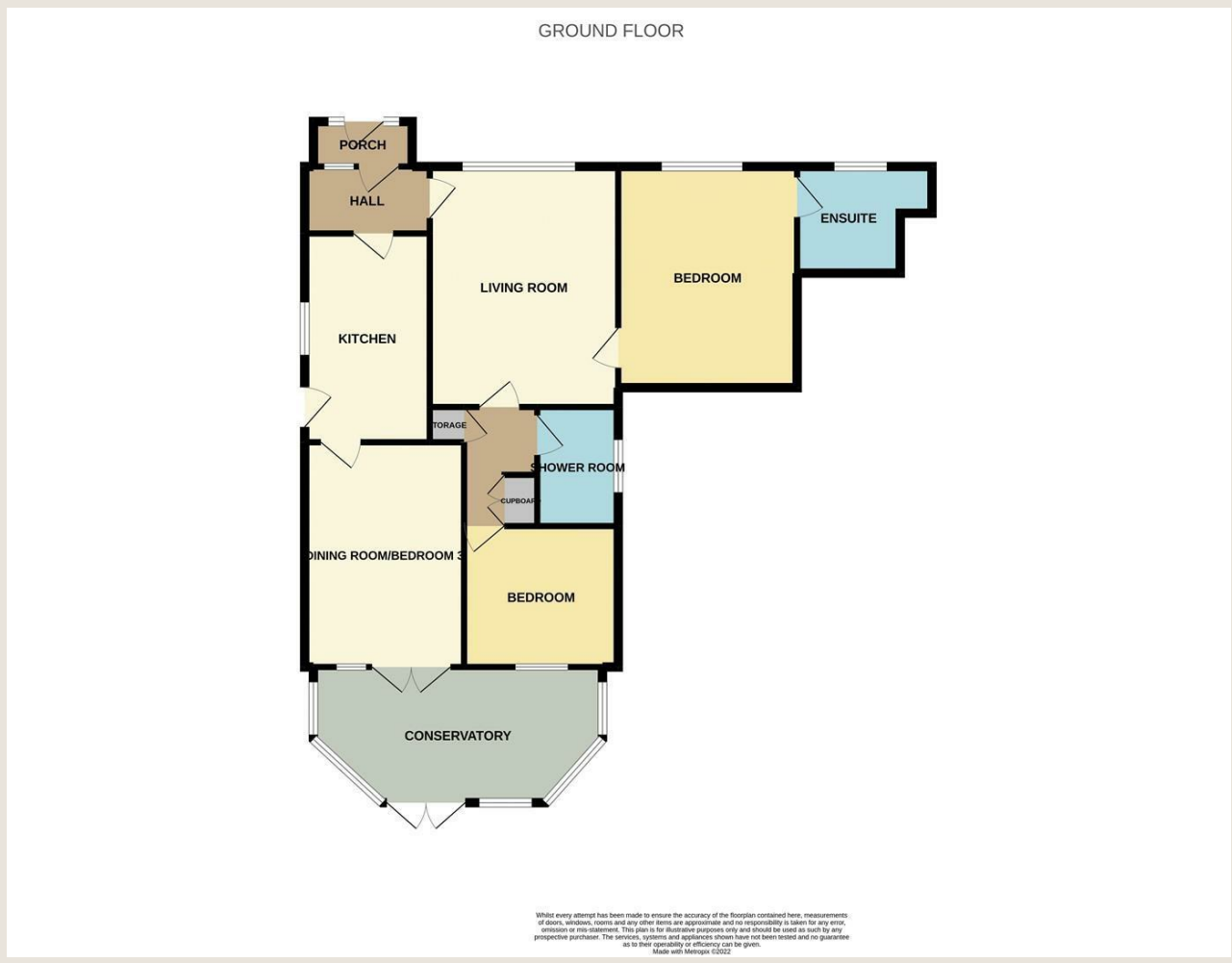












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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