



1 Causeway Close
Woolavington, TA7 8DW
Price £275,000



PROPERTY DESCRIPTION

A three bedroom detached bungalow situated in a cul-de-sac location in a sought after village set in a corner plot. Early viewing advised.

Entrance hall* L shaped lounge/dining room* kitchen* three bedrooms* bathroom with both bath and separate shower* oil central heating* double glazed windows* garage* off street parking* corner gardens.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 80 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden part glazed door to the:

Entrance Porch

Further part glazed door with matching side panel to the:

Entrance Hall

Cupboard housing the oil boiler supplying domestic hot water and radiators.

Access to roof space.

L shaped Lounge/Dining Room

20'8" maximum x 19'4" maximum (6.32 maximum x 5.91 maximum)

Feature fire surround, windows to the front and either side.

Kitchen

8'0" x 7'1" (2.46 x 2.16)

Fitted with a modern range of wall and floor units to incorporate integrated oven, hob and extractor fan. One and a half bowl drainer sink unit, upvc double glazed window to the side.

Bedroom 1

13'5" x 8'9" (4.09 x 2.67)

Two double glazed windows to the rear.

Bedroom 2/Dining Room

10'11" x 10'4" (3.33 x 3.16)

Two double glazed doors to the rear garden with additional window to the rear.

Bedroom 3

8'10" x 6'3" (2.71 x 1.92)

Double glazed window to the side.

Bathroom

10'11" x 7'4" (3.33 x 2.25)

Corner bath with mixer tap and shower attachment, separate shower cubicle, close coupled w.c., vanity wash hand basin, obscured window to the side.

Outside

To the front of the property is a good sized area of lawn which offers the potential for the creation of further parking for cars, caravan etc should it be required.

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

Garage

With up and over door and personal door to the side.

To the left hand side of the property is a substantial wooden gate which gives access to a footpath leading to the entrance door.

The property sits in a corner plot with areas of lawn to the side and rear with patio areas, garden shed, outside tap and outside light.

PROPERTY DESCRIPTION

Oil tank

Description

The property is situated in the ever sought after village of Woolavington. The village benefits from having a school, convenience store and is located within 5 miles of Bridgwater and 10 miles of Burnham-on-Sea.

The property comprises entrance porch, entrance hall, good sized L shaped lounge/dining room, well appointed kitchen, three bedrooms and a bathroom with both a bath and separate shower. The property benefits from oil central heating, garage and off street parking.

The bungalow is set in an attractive corner plot making a full inspection essential.

Directions

From the M5 junction 22 roundabout proceed towards Highbridge and take the next left into Burnham Moor Road. Proceed to the T junction taking a right following the signs to Bason Bridge and East Huntspill. Proceed through Bason Bridge and East Huntspill and follow the signs for Woolavington. Proceed into the village where Causeway Close will be found on the right hand side. Upon entering the cul-de-sac the property will be found on the left 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

checker.ofcom.org.uk/en-gb/broadband-coverage

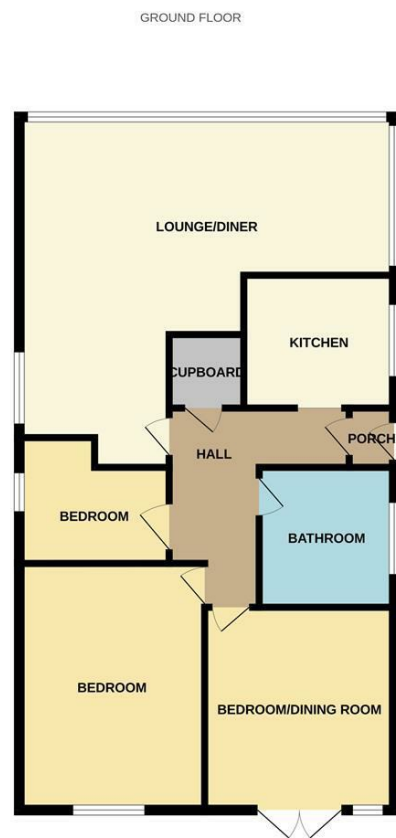
Flood Information:

flood-map-for-planning.service.gov.uk/location









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 Metropex ©2024.



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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

