



GIBBINS RICHARDS 

6 Dawbins Drive, Woolavington, Nr. Bridgwater TA7 8HB

£399,950

GIBBINS RICHARDS 
Making home moves happen

A very well presented four bedroom detached family home benefiting from private gardens, owned solar panels, long independent driveway, detached garage and en-suite facility. An internal viewing is highly recommended to fully appreciate this very well presented detached family home located at the end of a cul-de-sac, in this popular village location. The property has been updated in recent years including a re-fitted kitchen, en-suite shower room. The accommodation in brief consists; entrance hall, spacious sitting/dining room, ground floor cloakroom, re-fitted quality kitchen, double glazed conservatory, as well as four bedrooms including en-suite shower room and family bathroom.

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

The property benefits from private gardens to both front and rear and is located at the end of a quiet cul-de-sac off Vicarage Road in the heart of this popular village close to the historic church. There are facilities within the village itself, whilst for the commuter the M5 motorway is within easy reach. The attractive towns of Street and Glastonbury also readily accessible.

ATTRACTIVELY DETACHED FAMILY HOME
END OF CUL-DE-SAC LOCATION
SITTING/DINING ROOM / RE-FITTED KITCHEN
OIL FIRED CENTRAL HEATING
DOUBLE GLAZED CONSERVATORY
FOUR BEDROOMS INCLUDING RE-FITTED EN-SUITE SHOWER ROOM
FAMILY BATHROOM
OWNED SOLAR PANELS
PRIVATE GARDENS TO FRONT & REAR / LARGE SUMMERHOUSE WITH SAUNA
DETACHED GARAGE / AMPLE OFF ROAD PARKING



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



Entrance Hall	Stairs to first floor. Understairs storage cupboard.
Cloakroom	WC and wash hand basin. Towel radiator.
Sitting/Dining Room	Sitting Area - 20' 5" x 12' 8" (6.22m x 3.86m) Dining Area - 18' 11" x 9' 10" (5.76m x 2.99m) Patio doors leading to a conservatory.
Conservatory	10' 0" x 10' 2" (3.05m x 3.10m) Access to rear garden.
Kitchen	12' 8" x 9' 0" (3.86m x 2.74m) Re-fitted with a range of attractive floor and wall cupboards with double built-in Zanussi twin oven, fridge/freezer unit, induction hob, built-in slimline dishwasher unit. Breakfast bar unit, large floor to ceiling larder cupboard. Boiler cupboard containing oil fired central heating boiler. Door to outside.
First Floor Landing	Airing cupboard with hot water tank and immersion heater. Access to loft space.
Bedroom 1	13' 2" x 9' 2" (4.01m x 2.79m)
En-Suite Shower Room	Shower enclosure, wash hand basin, WC. Towel radiator. Underfloor heating.
Bedroom 2	13' 5" x 8' 10" (4.09m x 2.69m)
Bedroom 3	9' 10" x 9' 10" (2.99m x 2.99m)
Bedroom 4	8' 10" x 6' 10" (2.69m x 2.08m) (currently being utilized as a study)
Bathroom	6' 6" x 5' 5" (1.98m x 1.65m) Three piece suite with panel bath with mains shower, WC and wash hand basin. Towel radiator. Underfloor heating.
Outside	Attractive front garden with a variety of shrubs, plants and trees interspersed by lawn sections. A side driveway allows parking for at least three vehicles leads to a DETACHED GARAGE - 17' 0" x 9' 2" (5.18m x 2.79m) with light, power, roof storage space. The rear garden is an attractive feature of the property and fully enclosed offering a high degree of privacy with small patio section, central pathway dividing two areas of lawn. Timber storage shed. Large summerhouse - 13' 2" x 10' 6" (4.01m x 3.20m) with timber sun deck. The summerhouse has been divided into a sauna with extractor fan, light and power supply. Further detached summerhouse - 9' 10" x 9' 10" (2.99m x 2.99m) with light and power.
AGENTS NOTE	Please note we have been advised by our vendors that spray foam insulation has been installed in the roof space.



GROUND FLOOR



1ST FLOOR



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