



GIBBINS RICHARDS 

Westrays, 37 Higher Road, Woolavington, Nr. Bridgwater TA7 8EA

£475,000

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Making home moves happen

A detached chalet style home set in beautiful gardens approaching 1/3 of an acre. The accommodation benefits from versatile accommodation and an early viewing is strongly advised. Woolavington is a sought after village on the edge of the 'Polden Hills'. "Westrays" is an individually designed detached chalet style home that provides flexible and spacious accommodation and therefore must be viewed internally to be fully appreciated. The gardens are truly majestic and benefits from fields to side and rear with long sweeping lawns, sun terrace, bespoke greenhouse, summerhouse with sun deck as well as many attractive shrubs, perennials and fruit trees.

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

The property is close to a medical centre, primary school, church and stores, whilst the M5 motorway at Junction 23 is easily accessible. Bridgwater town centre is approximately four miles distant, while the property is accessible to the towns of both Street and Glastonbury.

DELIGHTFUL DETACHED CHALET HOME
VERSATILE ACCOMMODATION
2/3 RECEPTIONS
3/4 BEDROOMS
FAMILY BATHROOM & WET ROOM
RE-FITTED KITCHEN
GARDEN ROOM
DELIGHTFUL LARGE REAR GARDEN
DOUBLE GARAGE
OIL CENTRAL HEATING





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Entrance Porch
Reception Hall
Sitting Room

Garden Room
Kitchen/Dining Room

Bedroom 2

Bedroom 1
Wet Room

First Floor Landing

Bedroom 3
Bedroom 4/Study

Bathroom

Eaves Storage
Side Lobby
Double Garage
Utility Room

Outside

Door to;
Understairs storage.
15' 0" x 11' 5" (4.57m x 3.48m) Inset electric fire. Understairs storage cupboard. Access to;
11' 5" x 10' 5" (3.48m x 3.17m) Overlooking attractive rear garden.
14' 10" x 14' 5" (4.52m x 4.39m) reducing to 10' 10" (3.30m) in part. Comprehensively fitted with attractive range of floor and wall cupboard units incorporating a built-in 'Bosch' oven and microwave. Ceramic hob, built-in dishwasher unit. Underfloor heating. Granite work surfaces. Airing cupboard.
10' 10" x 10' 5" (3.30m x 3.17m) (currently dressed as a sitting room). Front aspect bay window.
11' 0" x 10' 5" (3.48m x 3.17m) Two double built-in wardrobes. Walk-in shower. Wash basin and WC. Towel radiator. Underfloor heating.
Half landing with attractive views over the rear garden. Main landing with access to two bedrooms and bathroom.
13' 5" x 10' 10" (4.09m x 3.30m) Views over farmland.
8' 8" x 6' 11" (2.64m x 2.11m) (currently dressed as a study). Front aspect window. Fitted floor/study unit.
Bath with mains bar shower and screen, wash basin and WC. Door to;
With light.
Access to front and rear gardens. Door to double garage.
7' 0" x 16' 0" (5.18m x 4.87m) Door to utility room.
Single drainer sink unit. Plumbing for washing machine. Oil fired central heating boiler.
To the front of the property there is a wide paved driveway providing ample off road parking in part leading to the double garage. The remainder of the garden is predominantly gravelled with various bordering shrubs and mature tree. Side access leads to the rear garden which is a predominant feature of the property with patio and steps leading to a vast lawned area with attractive bordering shrubs, plants and perennials and stepping stone pathway leading to a bespoke greenhouse. Raised sun terrace and further stepping stone pathway to a summerhouse with deck and storage facility. The garden itself offers a high degree of privacy and borders fields. To the rear of the garage is a door to gardeners WC.



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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.
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.

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