

17 Windmill Crescent, Woolavington, Nr. Bridgwater TA7 8HP £205,000



A well presented two bedroom bungalow with conservatory addition and private garden. The accommodation includes; entrance hall, sitting room, modern kitchen/dining room, two double bedrooms, bathroom, conservatory and fully enclosed rear garden. This end of terrace bungalow provides easy to maintain accommodation which benefits from oil central heating as well as a conservatory addition together with modern kitchen and bathroom suite.

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

The property is located in the heart of the village which provides a number of amenities to include nearby stores, primary school, medical centre, village hall etc. The M5 motorway at Junction 23 is easily accessible, whilst Bridgwater's town centre is approximately five miles distant.

EASY TO MAINTAIN BUNGALOW CENTRAL VILLAGE LOCATION SITTING ROOM WELL EQUIPPED KITCHEN/DINING ROOM TWO DOUBLE BEDROOMS OIL CENTRAL HEATING PRIVATE REAR GARDEN











Entrance HallSitting Room14' 7'' xConservatory13' 8'' xaccess toKitchen/Diner20' 0'' xincorpor
boiler.Bedroom 114' 4'' xBedroom 210' 5'' xBathroom7' 7'' x 5
over batOutsideOpen pla
control r

14' 7'' x 10' 7'' (4.44m x 3.22m)

13' 8'' x 10' 5'' (4.16m x 3.17m) With access to rear garden.

20' 0'' x 11' 2'' (6.09m x 3.40m) incorporating oil fired central heating boiler.

14' 4'' x 11' 5'' (4.37m x 3.48m)

10' 5'' x 8' 0'' (3.17m x 2.44m)

7' 7'' x 5' 7'' (2.31m x 1.70m) including over bath shower unit.

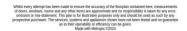
Open plan lawn front garden with a central pathway and various shrubs. The rear garden is fully enclosed and laid to lawn with raised borders and greenhouse.













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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