



GIBBINS RICHARDS 

5 Horton Way, Woolavington, Nr. Bridgwater TA7 8JP

£375,000

GIBBINS RICHARDS 
Making home moves happen

A well presented four bedroom detached family home with multiple off road parking and double garage. The property benefits from gas central heating, double glazing throughout, separate utility, en-suite shower room and ground floor cloakroom. The accommodation comprises; entrance hall, study, sitting room, dining room, kitchen, utility and cloakroom. To the first floor are four bedrooms (master with en-suite) and family bathroom. Private and fully enclosed rear garden.

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

The property is located in the popular village of Woolavington which lies on the edge of the Polden Hills. The village provides a number of local 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.

POPULAR VILLAGE LOCATION
MULTIPLE OFF ROAD PARKING
DOUBLE GARAGE
GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
PRIVATE ENCLOSED REAR GARDEN
GAS CENTRAL HEATING
FOUR FIRST FLOOR BEDROOMS
EASY ACCESS TO M5 MOTORWAY
IDEAL FAMILY HOME



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Entrance Hall	Leading to study, sitting room, kitchen and understairs storage cupboard.
Study	8' 8" x 8' 2" (2.64m x 2.49m) Front aspect window.
Sitting Room	14' 0" x 11' 5" (4.26m x 3.48m) Front aspect window, leading to;
Dining Room	10' 2" x 8' 9" (3.10m x 2.66m) French doors to rear garden. Door to;
Kitchen	9' 10" x 9' 8" (2.99m x 2.94m) Rear aspect window. Fitted wall and floor cupboards, integrated electric oven and gas hob, space and plumbing for dishwasher. Door to;
Utility Room	9' 10" x 5' 8" (2.99m x 1.73m) Door to garden. Space and plumbing for washing machine and tumble dryer. Door to;
WC	8' 2" x 3' 7" (2.49m x 1.09m) Two piece suite comprising low level WC and wash hand basin.
First Floor Landing	Doors to four bedrooms and family bathroom.
Bedroom 1	12' 6" x 9' 11" (3.81m x 3.02m) plus recess - 5' 5" x 3' 1" (1.65m x 0.94m). Front aspect window. Range of built-in wardrobes. Door to;
En-Suite Shower Room	7' 5" x 5' 1" (2.26m x 1.55m) Front aspect obscure window. Fitted in a three piece suite comprising low level WC, wash hand basin and walk-in shower. Heated towel rail.
Bedroom 2	11' 0" x 8' 6" (3.35m x 2.59m) Rear aspect window. Built-in wardrobe.
Bedroom 3	8' 8" x 7' 9" (2.64m x 2.36m) Rear aspect window.
Bedroom 4	8' 9" x 7' 8" (2.66m x 2.34m) Rear aspect window. Built-in wardrobe.
Family Bathroom	7' 8" x 7' 8" (2.34m x 2.34m) Side aspect obscure window. Equipped in three piece suite comprising low level WC, wash hand basin and bath with overhead shower.
Outside	To the rear is a private and fully enclosed garden laid to patio, decking and lawn. Access into the garage.
Double Garage	17' 4" x 16' 4" (5.28m x 4.97m) Dual up and over garage doors, power and lighting.



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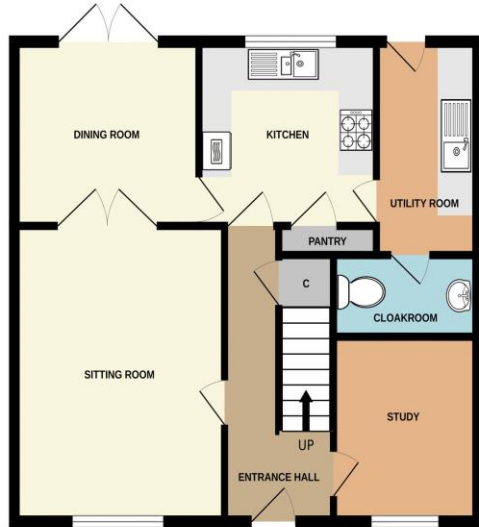


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GROUND FLOOR



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.
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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.



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