



GIBBINS RICHARDS 

2 Lynham Close, Woolavington, Nr. Bridgwater TA7 8FG

£370,000

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Making home moves happen

A well proportioned four bedroom detached family home located in a pleasant position within the popular village of Woolavington and nestled on the edge of the Polden Hills. The property itself is well presented, fully double glazed and warmed by mains gas fired central heating. The accommodation is arranged over two storeys and comprises in brief; entrance hall, sitting room, separate dining room, ground floor WC, kitchen/breakfast room leading to separate utility. To the first floor a landing leads to four bedrooms (master with en-suite shower room) and family bathroom. The accommodation is well presented with modern kitchen and sanitary fittings. Externally there is a garage and off road parking to the rear and hard landscaped rear garden enjoying a good degree of privacy.

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

The village of Woolavington lies to north/east of Bridgwater within the Polden Hills, the village itself offers an excellent range of local amenities all within easy walking distance. The nearby town of Bridgwater offers a much wider range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

FOUR GOOD SIZE BEDROOMS
GARAGE / OFF ROAD PARKING
SOUGHT AFTER LOCATION
POLDEN HILLS
NO ONWARD CHAIN
MODERN KITCHEN & SANITARY FITMENTS
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
WELL PROPORTIONED FAMILY HOME





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Entrance Hall

15' 4" x 6' 2" (4.67m x 1.88m) Doors to sitting room, kitchen, WC and dining room. Understairs cupboard and additional storage cupboard.

Sitting Room

17' 4" x 10' 7" (5.28m x 3.22m) Double opening French doors to garden, window to front.

Dining Room

10' 0" x 9' 9" (3.05m x 2.97m) Front aspect window.

WC

5' 11" x 2' 10" (1.80m x 0.86m)

Kitchen/Breakfast Room

13' 7" x 11' 7" (4.14m x 3.53m) Double opening French doors and windows to rear garden.

Utility Room

7' 2" x 5' 3" (2.18m x 1.60m)

First Floor Landing

Doors to all bedrooms and bathroom. Storage and airing cupboards. Rear aspect window. Hatch to loft.

Bedroom 1

12' 9" x 9' 5" (3.88m x 2.87m) Rear aspect window. Double built-in wardrobes, door to;

En-Suite Shower Room

Rear aspect obscure window. Three piece suite.

Bedroom 2

11' 2" x 9' 10" (3.40m x 2.99m) Front aspect window.

Bedroom 3

10' 8" x 9' 9" (3.25m x 2.97m) Front aspect window.

Bedroom 4

7' 9" x 7' 0" (2.36m x 2.13m) Rear aspect window.

Family Bathroom

7' 9" x 6' 4" (2.36m x 1.93m) Front aspect obscure window. Fitted with a white three piece suite.

Outside

SINGLE GARAGE to the rear and two parking spaces to the front. Split level enclosed rear garden which has been hard landscaped for ease of maintenance including area of lazy lawn, The garden is fully enclosed by timber fencing and enjoys a good degree of privacy.

AGENTS NOTE

We understand the property is subject to an annual estate management fee of £150.00 payable to BNS Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.

We have also been informed that the solar panels are owned, and further information can be sought via your legal representative.



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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.

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.



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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