



GIBBINS RICHARDS 

2 Tapps Lane, Woolavington, Nr. Bridgwater TA7 8EL

£325,000

GIBBINS RICHARDS 
Making home moves happen

An extended detached bungalow occupying a peaceful location in this popular village lying on the edge of the 'Polden Hills'. The property is warmed by oil central heating and comprises in brief; entrance hall, sitting room with wood burner, kitchen/breakfast room, family/dining room, cloakroom, three bedrooms, bathroom with separate shower enclosure. Ornamental gardens, side driveway and garage. NO ONWARD CHAIN.

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

An internal viewing is highly recommended to fully appreciate this spacious detached and extended bungalow which provides generous size and flexible accommodation. The property benefits from double glazed windows, oil central heating, attractive wood burning stove and fitted wardrobes to the two main bedrooms. The property is located in a quiet one way road close the centre of the village which contains amenities to include general stores, community centre, church, primary school and medical centre. The M5 motorway at Junction 23 is easily accessible as are the towns of Street and Glastonbury. Bridgwater town centre is just over four miles distant.

EXTENDED VILLAGE BUNGALOW
VERSATILE ACCOMMODATION
TWO RECEPTIONS
THREE BEDROOMS
ENCLOSED DRIVEWAY & GARAGE
OIL FIRED CENTRAL HEATING
NO ONWARD CHAIN





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Entrance Hall	Storage and airing cupboards.
Sitting Room	21' 0" x 13' 0" (6.40m x 3.96m) reducing to 12' (3.65m) in part. Natural stone fireplace with inset wood burner. Archway through to;
Lobby	With shelved recess and storage. Walk-in storage cupboard.
Family/Dining Room	24' 5" x 8' 10" (7.44m x 2.69m) Access to garden and cloakroom.
Cloakroom	WC and wash hand basin.
Kitchen/Breakfast Room	18' 7" x 7' 10" (5.66m x 2.39m) Floor and wall cupboard units. Built-in oven and ceramic hob. Door to driveway.
Bedroom 1	13' 11" x 8' 2" (4.24m x 2.49m) Recessed wardrobes.
Bedroom 2	11' 10" x 9' 8" (3.60m x 2.94m) Two twin double wardrobes.
Bedroom 3	9' 10" x 9' 8" (2.99m x 2.94m) Recessed storage cupboard.
Bathroom	Four piece suite with bath, wash hand basin, WC and shower enclosure.
Outside	To the front of the property there is an ornamental garden with lawn, patio, pond, mature shrubs and plants to borders. Side driveway leading to garage. side gate through to a fully enclosed and private corner plot garden with sun terrace, small decking section, patio sections, two greenhouses, ornamental slate beds, lawn section, mature shrubs to borders. Timber storage shed and door into garage.
Garage/Workshop	21' 5" x 15' 0" (6.52m x 4.57m) (max) With electric roller door with light and power. Oil fired central heating boiler. Door to rear garden.



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GROUND FLOOR
1523 sq.ft. (141.4 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.4 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.
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