



24 Horton Way, Woolavington, Nr. Bridgwater TA7 8JP  
£275,000

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A well presented three bedroom semi-detached house located in the popular village of Woolavington. The property is well proportioned enjoying downstairs cloakroom, good size front aspect lounge, kitchen/dining room with an abundance of storage cupboards and french doors to the rear garden. To the first floor there are three bedrooms (master with en-suite and built-in wardrobes) and family bathroom. Outside the mature rear garden has many plants and shrubs, patio area and rear gate to the garage and off road parking to the rear.

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

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.

- THREE BEDROOM SEMI-DETACHED HOUSE
- GARAGE AND DRIVEWAY
- FRONT ASPECT LOUNGE
- KITCHEN/DINER WITH BUILT-IN APPLIANCES
- LARGE MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SECOND DOUBLE BEDROOM AND ONE SINGLE
- FAMILY BATHROOM WITH WHITE SUITE
- MATURE REAR GARDEN
- GARAGE AND DRIVEWAY
- DELIGHTFUL VILLAGE LOCATION OF WOOLAVINGTON





Reception Hall  
Cloakroom

5' 9" x 2' 6" (1.75m x 0.76m) Front aspect window.

Lounge

15' 4" x 11' 5" (4.67m x 3.48m) Front aspect window. Understair storage cupboard.

Kitchen/ Diner

14' 11" x 8' 8" (4.54m x 2.64m) Rear aspect centre opening French doors. Rear aspect window. Wide range of built-in units. Integral dishwasher. Integral low level freezer. Built-in oven and four ring hob.

First Floor Landing

Airing cupboard. Access to the roof void. White panel doors to all rooms.

Bedroom one

14' 11" x 8' 6" (4.54m x 2.59m) into wardrobes Front aspect window. Built-in range of wardrobes. White panel door to the

En-Suite

6' 4" x 3' 3" (1.93m x 0.99m) Front aspect window. Single corner shower cubicle. Hand wash basin with vanity storage under.

Bedroom 2

10' 10" x 6' 5" (3.30m x 1.95m) Rear aspect window. Double bedroom.

Bedroom 3

7' 1" x 6' 5" (2.16m x 1.95m) Rear aspect window.

Family Bathroom

8' 1" x 4' 9" (2.46m x 1.45m) Side aspect window. White suite comprising low level WC, hand wash basin and bath.

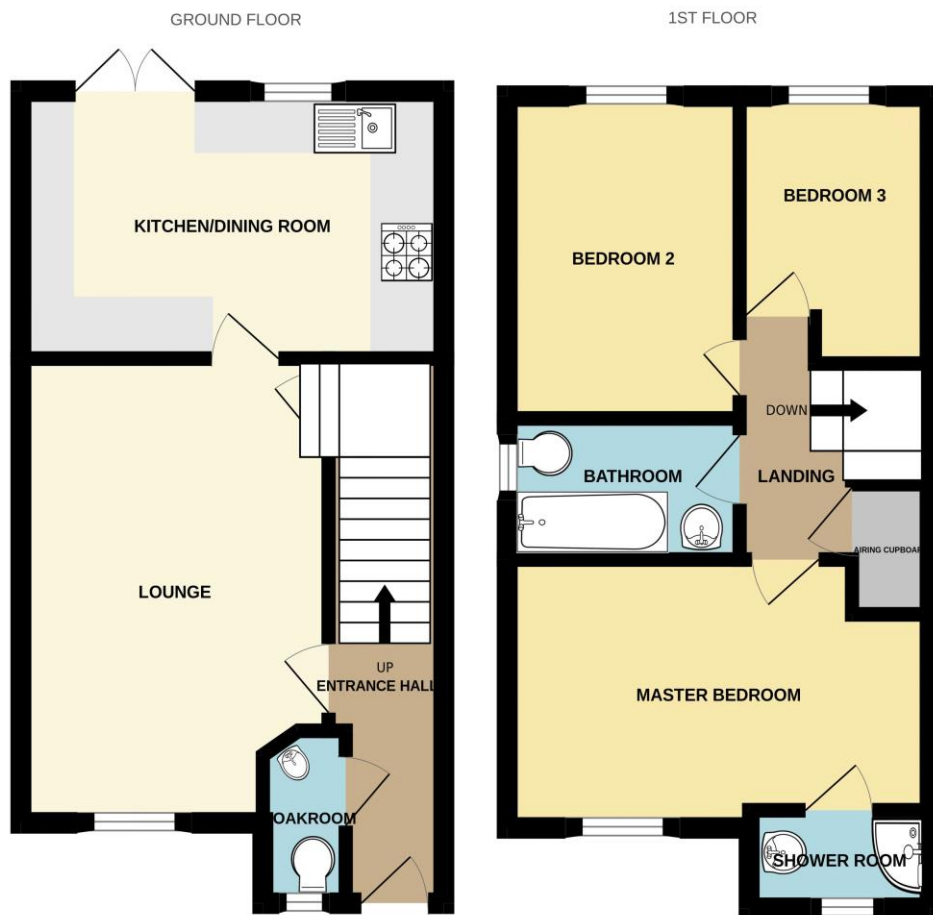
Outside

Stepped courtyard style garden with mature shrubs and plants. Patio the mediate rear of the property. Pedestrian gate providing access to the

Garage

Driveway providing off road parking.





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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