



GIBBINS RICHARDS 
Making home moves happen

Homelea, 10 School Lane, Woolavington, Nr. Bridgwater TA7 8DT
£329,950

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A well presented linked detached home located in a most pleasant position within this popular village. The accommodation includes; entrance hall, cloakroom, sitting room, dining room, double glazed conservatory, re-fitted kitchen, utility room, three bedrooms (including en-suite shower room to master bedroom) and separate bathroom. Driveway, garage and fully enclosed rear garden.

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

This well appointed linked detached home was believed to be constructed in 1996 and has been improved in recent years including a re-fitted kitchen with built-in appliances, double glazed conservatory addition as well as upgraded bathroom and en-suite. The property is located in a pleasant location within this favoured village which offers amenities to include general stores, popular primary school, medical centre, church and village hall. For the commuter the property is ideally placed within easy reach of the M5 motorway at Junction 23, whilst Bridgwater town centre is less than four miles distant.

WELL PRESENTED VILLAGE HOME
POPULAR VILLAGE LOCATION
DOUBLE GLAZED CONSERVATORY ADDITION
RE-FITTED KITCHEN
EN-SUITE SHOWER ROOM
REPLACEMENT DOUBLE GLAZED WINDOWS
OIL FIRED CENTRAL HEATING
EASY ACCESS TO M5 MOTORWAY
NO ONWARD CHAIN



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Entrance Hall
Cloakroom
Sitting Room
Dining Room
Conservatory
Kitchen

14' 10" x 12' 10" (4.52m x 3.91m) Doors to;
11' 2" x 9' 0" (3.40m x 2.74m) opening to;
11' 5" x 11' 5" (3.48m x 3.48m) Glass roof.
9' 10" x 9' 5" (2.99m x 2.87m) with built-in
appliances to include double oven,
fridge/freezer, dishwasher unit and ceramic
hob.

Utility

8' 6" x 7' 10" (2.59m x 2.39m) containing
an oil fired central heating boiler and access
to outside.

First Floor Landing

Airing cupboard. Access to loft space via
pull down ladder.

Bedroom 1

13' 0" x 9' 5" (3.96m x 2.87m) with built-in
wardrobes.

En-Suite Shower Room

Bedroom 2

10' 5" x 9' 0" (3.17m x 2.74m)

Bedroom 3

8' 2" x 7' 5" (2.49m x 2.26m)

Bathroom

11' 0" x 6' 6" (3.35m x 1.98m)

Outside

To the front of the property there is a
driveway and personal door to garage.
Access to both sides to a fully enclosed rear
garden with full width patio, lawn section,
various bordering shrubs, timber storage
shed.

Garage

17' 5" x 8' 5" (5.30m x 2.56m) with light
and power.



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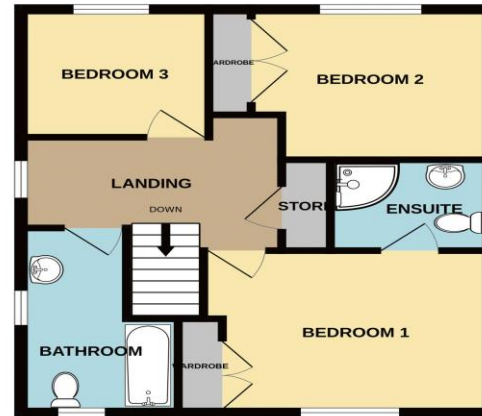


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GROUND FLOOR



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.



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 £40 + VAT (£48) **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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