



GIBBINS RICHARDS   
Making home moves happen

Wy-Wurrie, 15a School Lane, Woolavington, Nr. Bridgwater TA7 8DT  
**£399,950**

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Superbly presented and extended detached village home boasting sitting room with wood burning stove, superb kitchen/dining room with integrated appliances. Utility room, down stairs cloakroom and bedroom/study, three double bedrooms to first floor and bathroom. Ample off road parking, garage and landscaped rear garden.

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

The property enjoys a pleasant location within this popular village which contains a number of day to day amenities, including primary school, general stores and medical centre. For the commuter the property is ideally placed being within a short drive of Junction 23 of the M5 motorway together with various food outlets. Bridgwater's town centre is just over four miles distant and boasts a wide and comprehensive range of shopping and leisure facilities.

BEAUTIFULLY PRESENTED  
EXTENDED ACCOMMODATION  
SUPPER FITTED KITCHEN/DINING ROOM  
3/4 BEDROOMS  
GARAGE / AMPLE OFF ROAD PARKING  
COUNTRYSIDE VIEWS  
OIL FIRED CENTRAL HEATING  
PRIVATE REAR GARDEN  
EASY ACCESS TO THE M5 MOTORWAY  
UNDER FLOOR HEATING TO GROUND FLOOR BEDROOM



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Entrance Hall  
Sitting Room  
  
Kitchen/Dining Room

Stairs to first floor.  
13' 2" x 12' 6" (4.01m x 3.81m) Feature wood burning stove.  
19' 5" x 9' 10" (5.91m x 2.99m) Beautifully fitted with a comprehensive range of floor and wall cupboard units with attractive 'Quartz' work surfaces. Built-in appliances to include oven, microwave, fridge and freezer units and dishwasher. Access to;  
9' 5" x 8' 6" (2.87m x 2.59m) Plumbing for washing machine. Access to rear garden. Door to;  
Low flush WC and wash basin. Door to integral garage.  
9' 5" x 9' 2" (2.87m x 2.79m)

Utility Room

Cloakroom

Study/Bedroom 4  
First Floor Landing  
Bedroom 1

12' 10" x 10' 5" (3.91m x 3.17m) with fitted wardrobes.

Bedroom 2

10' 11" x 10' 2" (3.32m x 3.10m)

Bedroom 3

8' 10" x 8' 9" (2.69m x 2.66m)

Bathroom

8' 0" x 6' 5" (2.44m x 1.95m)

Outside

To the front of the property there is a wide driveway providing ample off road parking as well as an integral garage. A side gate through to the rear garden with a semi enclosed pergola/seating area, level lawn section, paved patio and bordering shrubs beds and timber storage shed.

Garage

17' 2" x 10' 0" (5.23m x 3.05m) With up and over door, light and power. 'Worcester' oil fired combination boiler.



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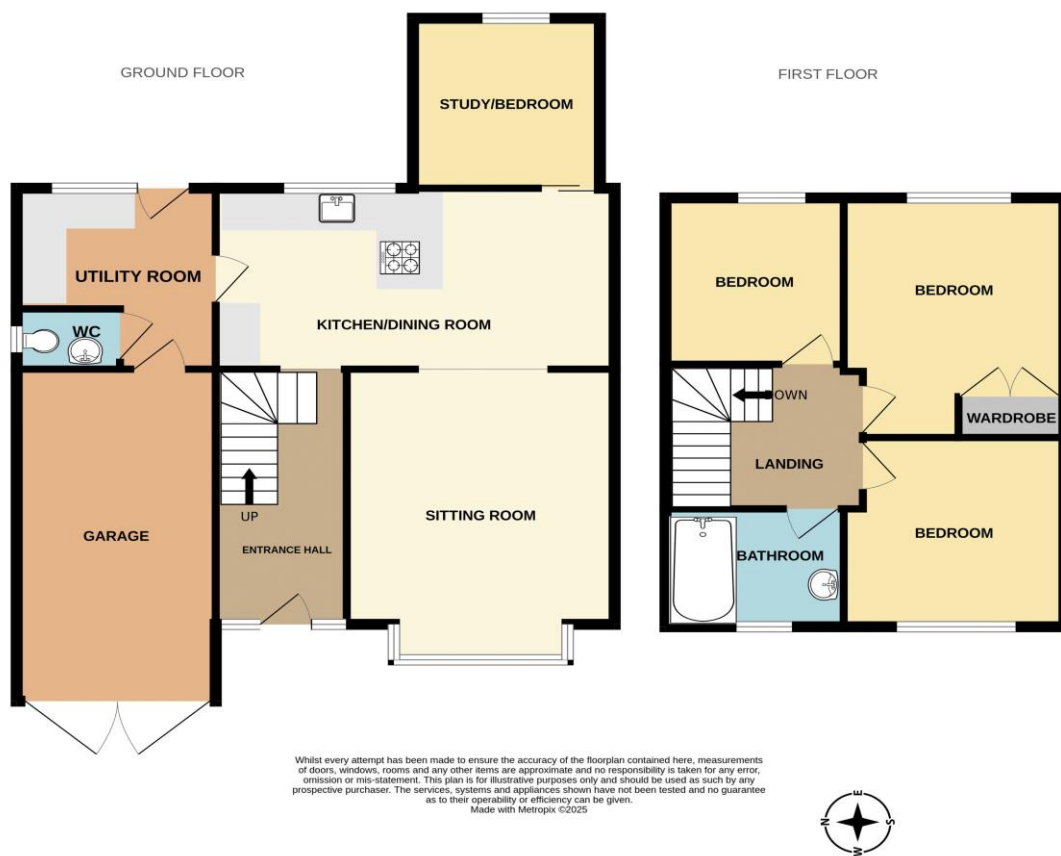


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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References 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.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**