



GIBBINS RICHARDS 
Making home moves happen

8 Crossmead, Woolavington, Nr. Bridgwater TA7 8ER
£268,450

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An 'A Energy Rated' linked detached bungalow boasting own solar panels, heat source pump, generous size sitting room with wood burner, modern fitted kitchen and a most useful studio/home office. An internal viewing is strongly advised for this well presented linked detached bungalow located in the popular village of Woolavington. The accommodation consists of; entrance hall, sitting/dining room, modern fitted kitchen, two double bedrooms (one providing access to rear garden), modern fitted bathroom, low maintenance rear garden, off road parking to front as well as side driveway and garage.

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

The property is located within walking distance of local facilities within this popular village, which provides general stores, church, primary school, village hall and medical centre. The towns of Street and Glastonbury are within easy access from the A39, whilst for the commuter the property is conveniently placed being within a short drive of Junction 24 of the M5 motorway.

REFURBISHED BUNGALOW
ENERGY RATING - A
12 OWNED SOLAR PANELS
HEAT SOURCE PUMP
WOOD BURNING STOVE
LOW MAINTENANCE REAR GARDEN
TIMBER HOME OFFICE/STUDIO
GARAGE / OFF ROAD PARKING





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Entrance Hall	Storage cupboard.
Sitting/Dining Room	15' 0" x 12' 0" (4.57m x 3.65m) with inset wood burning stove.
Kitchen	13' 0" x 7' 10" (3.96m x 2.39m) with cooker recess, ceramic flooring, recess for fridge/freezer. Door to outside.
Inner Hall	With linen cupboard and wardrobe/storage cupboard.
Bedroom 1	14' 0" x 10' 0" (4.26m x 3.05m)
Bedroom 2	10' 0" x 9' 0" (3.05m x 2.74m) with access to garden.
Bathroom	6' 10" x 5' 5" (2.08m x 1.65m) with modern fitted suite with bath, shower, vanity wash basin and WC.
Outside	To the front of the property there is a resin driveway providing off road parking as well as a side driveway leading to GARAGE with light and power and access to a fully enclosed rear garden which is within a low maintenance theme with patio and decking area. Useful timber Studio/Home Office with light and power.



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GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.6 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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