



22 Higher Road

Woolavington, TA7 8EA

Price £325,000



PROPERTY DESCRIPTION

An immaculately presented, three bedroom, semi detached, family house, situated in the popular village of Woolavington.

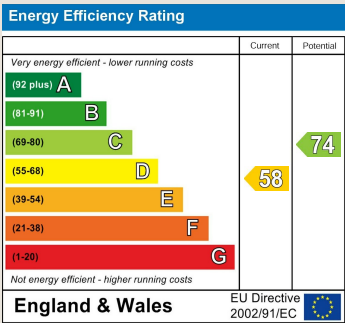
Entrance hall* Lounge* Beautifully fitted, modern kitchen/dining room*
Conservatory* Utility room* Ground floor cloakroom* Three first floor bedrooms*
Good size family bathroom with white suite* Double glazing* Gas central heating
with combination boiler* Beautifully maintained gardens to front and rear* Driveway
providing ample parking* Garage* Must be viewed internally to be fully appreciated.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panel and obscure glazed side panel to the:

Entrance Hall

Stairs rising to the first floor, radiator and understair storage cupboard. Door to the:

Lounge

13'9" maximum x 10'6" (4.21 maximum x 3.22)

Recesses either side of the fireplace, large double glazed window overlooking the front garden, feature fireplace with wooden mantel and hearth with inset electric fire. Television point, radiator.

Kitchen/Diner

20'8" x 9'9" (6.30 x 2.98)

Fitted with a range of modern light grey units including base cupboards and drawers with matching wall mounted cupboards and contrasting worktops. Space for dishwasher and fridge. Space for Range style electric cooker. Inset stainless steel one and a quarter bowl sink unit with mixer tap, tiled splashbacks, radiator, space for good size dining table and chairs. Large picture double glazed window overlooking the rear garden. Part glazed door to the:

Utility Room

11'1" maximum x 8'10" maximum (3.38 maximum x 2.71 maximum)

L shaped with radiator, worktop with space under for washing machine and tumble dryer. Double glazed window to the side. Wall mounted cupboard, further double glazed window overlooking the rear garden and half obscure glazed door to the rear.

W.C.

4'4" x 4'0" (1.34 x 1.24)

Comprising white suite of pedestal wash hand basin and low level w.c. Obscured double glazed window.

Conservatory

9'5" x 9'2" (2.89 x 2.81)

Accessed via French doors from the kitchen. Of double glazed construction on a dwarf wall. Wall mounted electric convector heater, sliding patio door to the patio and rear garden.

First Floor Landing

Half landing with double glazed window and step to the main landing area. Access to roof space via pull down ladder with light and boarded. Cupboard housing the Worcester combination gas fired boiler with slatted shelving.

Bedroom 1

10'6" x 6'7" (3.21 x 2.01)

With large double glazed window overlooking the front garden. Radiator and range of built in wardrobes with mirror fronted sliding doors providing hanging rail, shelving and space for wall mounted television.

Bedroom 2

9'9" x 8'10" (2.99 x 2.70)

With radiator, built in wardrobe with hanging rail and shelf. Double glazed window overlooking the rear garden and enjoying views across the Somerset Levels to Brent Knoll and the Mendip Hills in the distance.

Bedroom 3

11'8" maximum x 10'5" maximum (3.58 maximum x 3.20 maximum)

L shaped with radiator and double glazed window overlooking the front garden.

Bathroom

8'10" x 5'6" (2.71 x 1.68)

Comprising P shaped bath with wall mounted shower over and curved glazed shower screen. Pedestal wash hand basin and low level w.c. Tiled splashbacks, heated towel rail, two obscure double glazed windows.

Outside

The front garden area is mainly laid to lawn with area of gravel.

Driveway provides ample parking via wooden double gates and gives access to the garage.

Side wooden garden gate gives access to the side of the property where there is a pathway. Outside water tap.

PROPERTY DESCRIPTION

Garage

16'0" x 9'0" (4.89 x 2.75)

Accessed from an internal door from the utility room. Metal up and over door, fitted worktop with storage under, space for fridge/freezer.

Rear Garden

Laid to lawn with surrounding flower and shrub borders.

Two seating areas. One decking and one patio area. Three steps up to a raised patio area with balustrade.

The garden is surrounded by timber fencing and enjoys a high degree of privacy.

Description

An opportunity to purchase an immaculately presented, semi detached house, situated in the popular Polden Hills village of Woolavington. The village offers a range of amenities including two shops, post office, village school and hall, church and medical centre and is ideally located between the towns of Bridgwater and Burnham on Sea with good access to the M5 motorway. The property has been maintained to a very high standard throughout by the present vendors with accommodation including; good size entrance hall, lounge with large window overlooking the front garden and a feature fireplace, beautifully fitted kitchen/dining room with an extensive range of modern units and ample space for a dining table and french doors to a conservatory. Off the kitchen there is also a very useful utility room with internal door to the garage as well as a ground floor cloakroom and door to the terrace patio and rear garden. To the first floor there are three bedrooms, the master of which has built in wardrobes and the second bedroom to the rear enjoys views to Brent Knoll and The Mendips in the distance. The accommodation is enhanced by gas central heating with a combination boiler and double glazing. Outside, double wooden gates give access to the driveway which offers ample parking and leads to the good size garage. The gardens are a particular feature of the property, being immaculately maintained and planted. The garden to the front is laid mainly to lawn, a side

gate gives access to an area to the side and leads to the rear garden which is again laid mainly to lawn with two patio seating areas, decking area and raised patio with balustrade.

Directions

From the M5 motorway interchange, junction 23 at Dunball, take the first exit onto the A39 Puriton Hill. At the next roundabout, take the third exit onto the continuation of Puriton Hill and proceed over the hill to the T junction. Turn left onto Bath Road. Take the second left (just before the petrol station) onto Woolavington Hill and proceed into the village passing the Co-op store on your left. Continue down the hill and turn left at the crossroads into Higher Road where the property can be found within a short distance on the right hand side opposite the village school.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

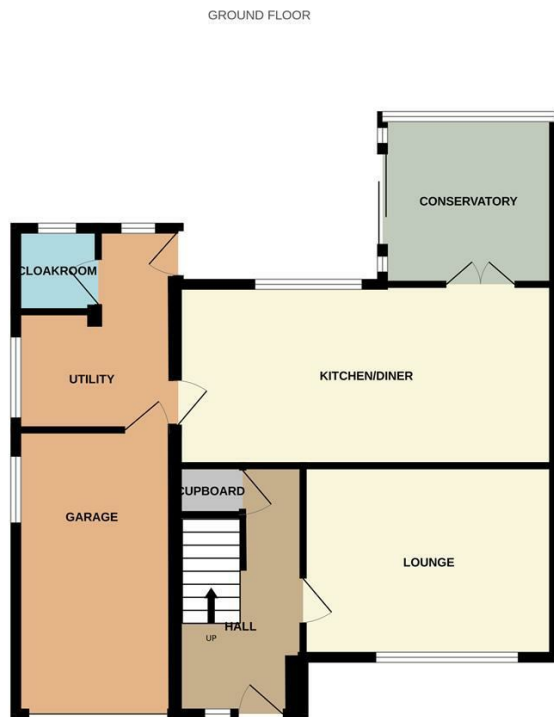
Flood Information:

flood-map-for-planning.service.gov.uk/location









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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

