



6 Old Mill Road  
Woolavington, TA7 8HS  
Price £220,000

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

Situated in this sought after village close to local amenities is this very well presented three bedroom house. The property comprises of a lounge/dining room, kitchen, w/c, utility and three well appointed bedrooms with master en suite. The property has an enclosed rear garden.

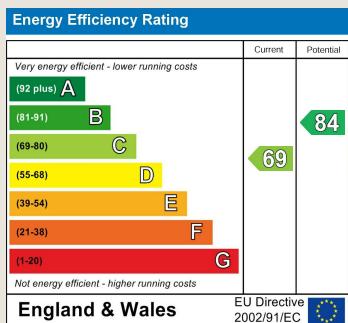
\*End of terrace house \*Sought after location \*Entrance hall \*Lounge/dining room  
\*Kitchen \*Utility \*W/C \*Three bedrooms \*Master en-suite \*Family bathroom \*Rear garden \*LPG central heating

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



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## Accommodation (measurements are approximate)

### Entrance hallway

Upvc obscured double glazed door leading into the spacious entrance hallway with under stair storage. Doorway leading to:

### Lounge/dining room

15'10" x 11'9" (4.85 x 3.6)

Generously sized lounge/dining room benefiting from dual aspect Upvc double glazed windows.

### Kitchen

10'2" x 10'5" (3.12 x 3.2)

Modern kitchen with matching wall and floor units, plenty of worktop space, electric range cooker, spotlights and electric sockets.

### Utility

7'9" x 5'3" (2.38 x 1.62)

Utility/storage room with space for a tumble dryer or other appliances.

Upvc double glazed door leading to the rear garden.

### WC

Close coupled W/C and hand wash basin.

### First floor landing

Access to the loft space and double cupboard.

### Bedroom 1

10'9" x 9'10" (3.28 x 3.02)

Generously sized double bedroom with Upvc double glazed window to front. Space for wardrobes and doorway leading to:

### En-suite

Comprising of a corner shower unit with rainfall shower head, close coupled W/C and hand wash basin.

### Bedroom 2

8'6" x 12'7" (2.6 x 3.85)

Upvc double glazed window to rear.

### Bedroom 3

8'8" x 6'11" (2.65 x 2.12)

Single bedroom with Upvc double glazed window to front.

### Family bathroom

6'10" x 5'6" (2.10 x 1.68)

Comprising of a panelled bath with shower over, close coupled W/C, hand wash basin and towel radiator.

### Local area

Woolavington is a village and civil parish on the Somerset Levels in England, near Bridgwater, known for its rural setting, close-knit community, and proximity to attractions like the King's Sedgemoor Drain, offering countryside walks and local amenities with a mix of historic charm and modern development. The village is also a short distance from M5 access.

# PROPERTY DESCRIPTION

## Description

Situated in this sought after village close to local amenities is this very well presented three bedroom house. The ground floor comprises of a generously sized lounge/dining room, modern kitchen, utility room, and W/C.

The first floor comprises of three bedrooms, the master has been equipped with an en-suite shower room, family bathroom and loft access.

The property has Upvc double glazed windows, LPG central heating, mains water, mains sewerage and mains electricity.

## Directions

From the M5 junction 22 roundabout take a left turn signposted Highbridge. Take the next left into Burnham Moor Road and proceed to the T junction taking a right and follow the signs to Bason Bridge and East Huntspill. Proceed through the village of East Huntspill and follow the signs for Woolavington. Proceed into the village and up the hill taking a right into Old Mill Road. The property can be identified by our For Sale board on the right hand side

## Material information

Additional information not previously mentioned

- Mains electric and water
- Water is metered
- LPG 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:  
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

#### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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:  
Allsets 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

