

Crancombe Lane  
Woolavington  
Bridgwater  
TA7 8DZ



**JOSEPH CASSON**  
the estate agency your home deserves









£400,000

- Spacious Detached Bungalow
  - Two Double Bedrooms
  - Shower Room & Separate WC
- Lounge, Sitting Room & Conservatory
  - Utility Room
  - Large Rear Garden
- Ample Parking on own Driveway
  - Gas Central Heating
  - UPVC Double Glazing
- Plot Measuring Just Over A Quarter Of An Acre

Situated within a large elevated tucked away plot measuring just over  $\frac{1}{4}$  an acre is this spacious, two double-bedroom detached bungalow on the outskirts of the popular village of Woolavington. EPC RATING: D.

## ACCOMMODATION

This extended detached property briefly comprises: an entrance hallway, lounge, sitting room, cloakroom, utility room, conservatory, two bedrooms, and a shower room. Externally, this is a brick Pavia driveway providing parking for numerous vehicles, a garage, and a large rear garden that offers multiple seating areas and has an expansive area of lawn.

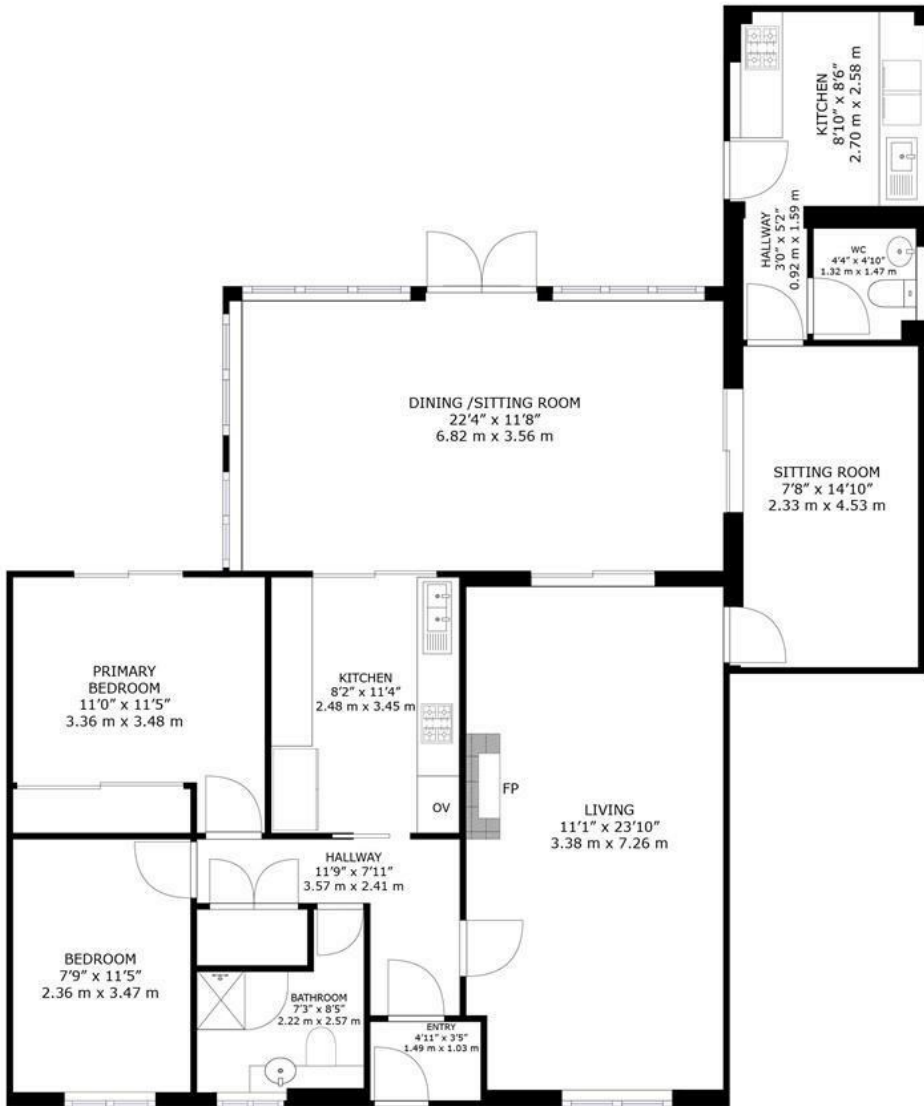
## LOCATION

Woolavington offers a range of amenities, including: a local church, village hall, infant and primary schools, and a Co-Op store. The M5 motorway, Junction 23, can be accessed from the neighbouring village of Puriton.

The market town of Bridgwater is approximately 5 miles distance away and offers a wide range of shops, and educational and leisure facilities. There are main line rail links via Bridgwater Railway station plus a daily coach service to London Hammersmith from Bridgwater Bus station.







FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 1,280 sq. ft, 119 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Council Tax Band

D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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