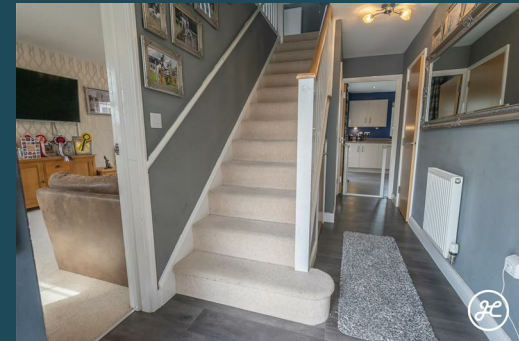


Lynham Close
Woolavington
Bridgwater
TA7 8FG




JOSEPH CASSON
the estate agency your home deserves





£367,500

- Modern Detached Property
- Constructed by Newland Homes in 2016
- Four Generously Sized Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
- Kitchen/Breakfast Rooms
- Utility Room & Cloakroom
 - Garage & Driveway
- Gas Central Heating, Solar Panels & Double Glazing
 - No Onward Chain

Nestled in a small development in Woolavington, this spacious detached family home boasts four generously sized bedrooms and two modern bathrooms.

With two independent reception rooms perfect for entertaining and a bright kitchen/breakfast room, it's ideal for family life.

Complete with a garage and driveway, this property is offered with no onward chain!

ACCOMMODATION

This detached village property briefly comprises: entrance hallway, lounge, dining room, kitchen/breakfast room, utility room and cloakroom to the ground floor. Located on the first floor are four generously sized bedrooms, the primary bedroom with an en-suite shower room and fitted wardrobes, and a family bathroom. Externally, there is parking on own driveway, garage and a low-maintenance rear garden with artificial turf and patio areas.

LOCATION

Situated in a small development on the edge of Woolavington, near the local doctor's surgery. Woolavington boasts amenities like a church, village hall, schools, and a Co-Op store.

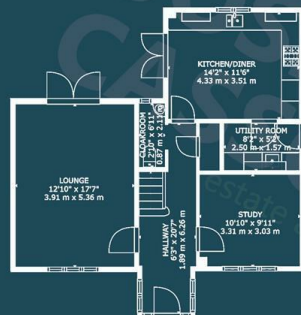
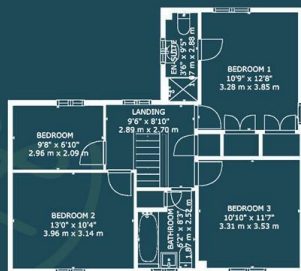
Access to the nearby Gravity development and junction 23 of the M5 from nearby Puriton is excellent.

Bridgwater market town is just 5 miles away, offering diverse shops and leisure options along with mainline rail links and daily coach services to London Hammersmith.

DEVELOPMENT CHARGE

We understand the property is subject to an annual estate management fee of £130.00 payable to BNS Property Management towards ongoing maintenance and upkeep of the estate.



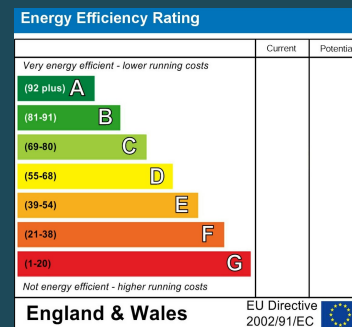


GROUND FLOOR AREA
FLOOR 0: 17'0" x 17'0" (5.18 m x 5.18 m)
TOTAL: 17'0" x 17'0" (5.18 m x 5.18 m)
1:000 AND 2:000 SCALE (1:1000 AND 1:2000)

Matterport

Council Tax Band

E



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



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk

Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL



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