


Natasha Howarth
ESTATE AGENTS



2 Higher Road, Woolavington, TA7 8DY

£325,000

Natasha Howarth Estate Agents would like to offer to the market this beautifully presented two double bedroom characterful cottage situated in the popular village of Woolavington. This period property is believed to date back to be approximately two hundred years old and retains a plethora of period features including exposed beamed ceilings and stone built fireplace.

The accommodation is warmed by oil fired central heating and is fitted with majority UPVC triple glazed windows. The property has had a new roof and new oil boiler in 2019. Amber Cottage is situated in a south facing position overlooking the green which is located within the older part of Woolavington, with a front garden retaining a high degree of privacy and parking. The accommodation briefly comprises entrance lobby, kitchen with stable door, dining room, cloakroom and living room with wood burner to the ground floor. Upstairs there are two bedrooms and a shower room.

The village of Woolavington offers a range of amenities including Church, village shops including Co-Op convenience store, primary school, pharmacy and medical centre. Woolavington is approximately 4 miles to the town centre of Bridgwater where all amenities and facilities can be found. The M5 motorway, Junction 23, can be accessed from the neighbouring village of Puriton

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via door to:-

LOBBY

Two triple glazed windows to front aspect, wood effect flooring, radiator, door to cloakroom and opening to the dining room.

DINING ROOM

Dual aspect double/ triple glazed windows. Radiator, partial wood effect flooring. Door to the lounge and opening to the kitchen.

CLOAKROOM

Dual aspect obscure triple glazed windows. Fitted with a two piece suite comprising vanity wash hand basin and W.C. Wood effect flooring and partially tiled walls.

KITCHEN

Dual aspect triple glazed windows. Fitted with matching wall, base, display cabinets and drawer units with work surfaces over and sink and drainer unit inset. Integrated oven with hob over, Hammered Copper splashback and chimney style extractor over. Integrated fridge/ freezer, integrated dishwasher, integrated washing machine. Wood effect flooring, radiator. Stable door to the front of the property.

LIVING ROOM

Triple glazed window to front aspect. Fireplace with 3kw Log Burner installed 2023, exposed beamed ceiling, radiator, panelled walls (reputedly taken from the ocean liner, RMS Aquitania, when it was decommissioned in the early 1950's), stairs rising to first floor. Triple glazed French doors to the garden.

BEDROOM ONE

Two triple glazed windows with deep window seat to front aspect. Built in wardrobes and cupboards. Exposed beamed ceiling. Radiator.

BEDROOM TWO

Dual aspect double/ triple glazed windows. Radiator. Built in storage cupboard into eaves.

SHOWER ROOM

Obscure triple glazed window to front aspect. Fitted with a three piece suite comprising corner shower cubicle with mains shower over, vanity wash hand basin and WC with push button flush. Partially tiled walls, wood effect flooring, heated towel rail.

LANDING

triple glazed window to rear aspect. Airing cupboard. Doors to bedrooms and shower room.

EXTERIOR

PARKING

On own driveway for one vehicle.

GARDEN

Fully enclosed with high level timber fencing to the boundaries. Low Maintenance Garden filled with mature shrubs. Outside lighting, 2 exterior power points.

SERVICES

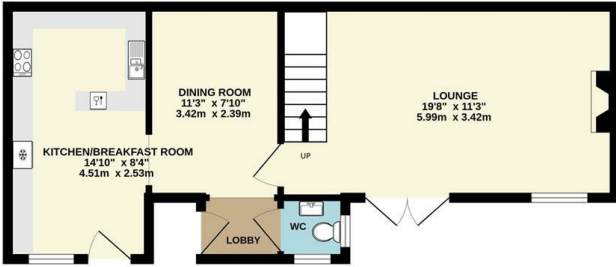
Electricity, water and mains drainage.

HEATING

Oil fired central heating system.

Floor Plan

GROUND FLOOR



1ST FLOOR

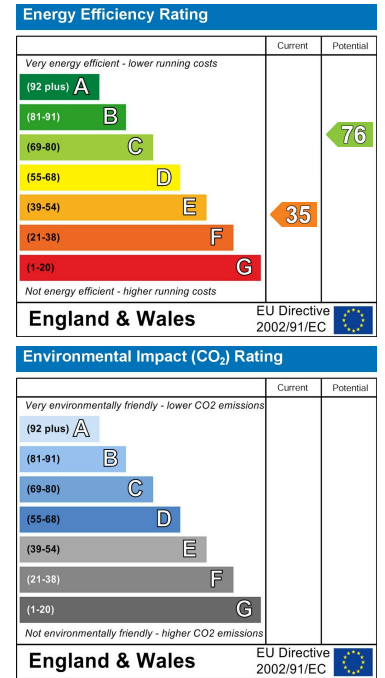


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



01278 574562 07710 392220
sales@nhowarthestateagents.co.uk
www.natashahowarthestateagents.co.uk

