

  
*Natasha Howarth*  
ESTATE AGENTS



**2 Watts Cottage Vicarage Road, Woolavington, TA7 8DX**

**£315,000**

Offering to the market this substantial four bedroom stone property situated in a row of similar properties located on the outskirts of the village. The property was created and upgraded just over ten years ago and provides spacious and well planned accommodation in character surroundings yet offering all modern amenities and facilities. The double-glazed property briefly comprises entrance hallway, lounge/ kitchen/ diner, separate reception room, two bedrooms and a bathroom to the ground floor. To the first floor is bedroom one with en-suite shower room and a further bedroom. The property is heated by 'Economy 7' heating

There is an enclosed garden to the front of the property along with multiple parking spaces and the property has the added benefit of NO ONWARD CHAIN. The village of Woolavington offers a range of amenities including Church, village shops including Co-op convenience store, primary school and medical centre.

An internal inspection is highly recommended!

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Via double glazed patio doors to:

## ENTRANCE HALLWAY

Stairs rising to first floor. Electric radiator, airing cupboard housing water tank. Doors to kitchen, dining room, bedrooms three and four and bathroom.

## LOUNGE/ KITCHEN/ DINER

Double glazed window to front aspect. Fitted with a matching range of cream wall, drawer and base units with roll top work surfaces over and stainless steel sink and drainer unit inset. Integrated oven with electric hob and chimney style extractor over. Tiled splashbacks. Space for fridge/ freezer, space and plumbing for a washing machine. Tiled floor to kitchen/ diner and carpet to living area. Electric radiator. Double glazed door and window combination unit to the garden.

## RECEPTION ROOM

Double glazed window to front aspect. Electric radiator.

## BEDROOM FOUR

Panel electric radiator.

## BATHROOM

Fitted with a white four piece suite comprising panelled bath, corner shower cubicle with shower over, wash hand basin and W.C. Tiled floor and partially tiled walls.

## BEDROOM THREE

Panel electric radiator.

## LANDING

Sliding doors to bedrooms.

## BEDROOM ONE

Velux window to front aspect. Opening to:

## ENSUITE

Fitted with a white three piece suite comprising corner shower cubicle with shower over, wash hand basin and W.C.

## BEDROOM TWO

Velux window.

## EXTERIOR

## PARKING

Four multiple vehicles to front of property.

## GARDEN

Fully enclosed with timber fencing. Large decking area adjacent to property. Mainly laid to chippings

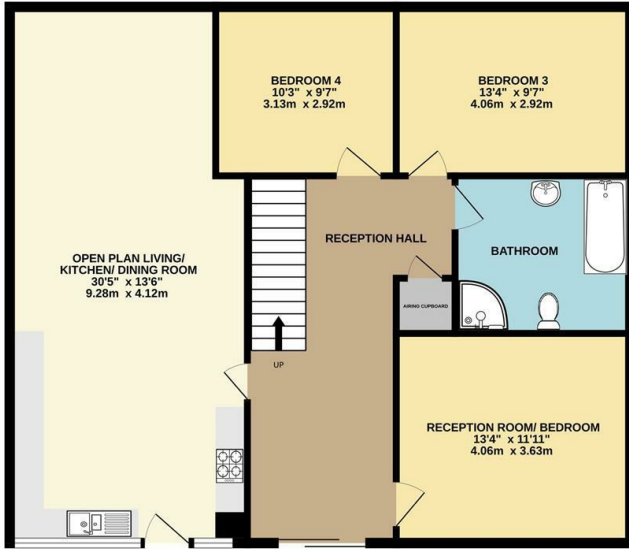
## ACCESS

Off of Vicarage Road, via a short section of shared driveway known as Hurmans Drive.

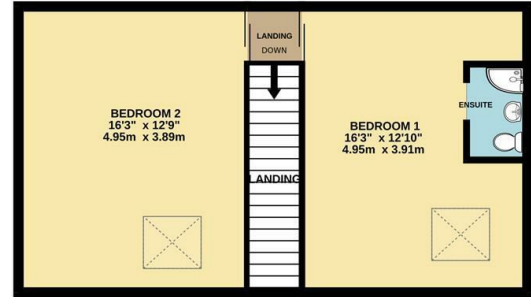


# Floor Plan

GROUND FLOOR



1ST FLOOR

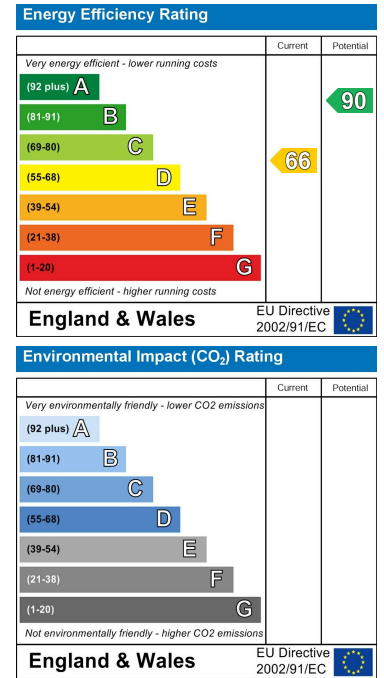


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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