

ESTATE AGENTS









4 Woolavington Road, Woolavington, TA7 8FL £289,000

Natasha Howarth Estate Agents are offering to the market this exceptionally well-presented, three bedroom semi- detached property. The vendors have maintained the property meticulously and of course the remainder of the NHBC certificate is transferable. Situated within a select modern development this spacious home offers ample living space, with the added bonus of an integral garage, fully owned solar panels, a delightful garden and parking for multiple vehicles on its own long driveway.

The property benefits from an open aspect and superb views to the front and is offered to the market with NO ONWARD CHAIN.

In brief the property comprises: entrance hallway, cloakroom, lounge, kitchen/diner and integral garage to the ground floor. Located on the first floor are three bedrooms, the primary bedroom with en-suite shower room, and a family bathroom.

Woolavington has an excellent range of amenities including a Church, village shops including Co-Op convenience store, primary school, medical centre and is just a few miles to the centre of town of Bridgwater and within close proximity to junction 23 of the M5.

For an appointment please contact the vendors sole agent.

ENTRANCE

Via composite door with obscure light panes inset to:

HALLWAY

Stairs rising to first floor, radiator. Oak flooring, electric fuse board, door to living room and cloakroom.

CLOAKROOM

Obscure double glazed window to front aspect. Fitted with a white two piece suite comprising wash hand basin and close coupled WC. Radiator, tiled floor.

KITCHEN/ DINER

Front aspect double glazed window. Fitted with a vast range of matching wall, base and drawer units with colour coordinated work surfaces over and sink and drainer inset. Integrated double oven, integrated gas hob with matching stainless steel chimney style extractor over. Integrated fridge/ freezer. Space and plumbing for a washing machine and dishwasher (appliances to remain). Splashbacks, oak flooring, radiator, ceiling downlighters. Under stairs cupboard. Door to the garage. Double doors to the living room.

LIVING ROOM

Two radiators, oak flooring. Double glazed French doors and windows to the garden.

LANDING

Loft hatch, doors to bedrooms and bathroom. Airing cupboard.

BEDROOM ONE

Double glazed window to front aspect. Radiator. Built in wardrobes, door to ensuite.

ENSUITE

Front aspect obscure double glazed window. Fitted with a three piece suite comprising large walk in shower cubicle with mains shower, pedestal wash hand basin and close coupled WC with push button flush, partially tiled walls, radiator, ceiling downlighters.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Fitted with a four piece white suite comprising panelled bath with mains shower over (raindrop shower head) and glass screen, vanity wash hand basin and close coupled WC, partially tiled walls, radiator, ceiling downlighters.

EXTERIOR

GARDEN

Fully enclosed with panel fencing. Patio area adjacent to house. Predominantly laid to lawn. Timber gate leading to the front of the property. Timber gate leading to parking area and garage.

PARKING

On own driveway for multiple vehicles.

GARAGE

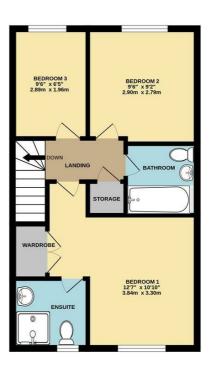
Vehicular reinforced metal up and over door leading to parking. Personnel door to the kitchen/ diner, personnel door leading to the front of the property. Power and light connected. Overhead storage.

ESTATE CHARGE

We understand the property is subject to an annual estate management fee of £149.00 payable to BNS Property Management towards ongoing maintenance and upkeep of the estate. We have also been informed that the the solar panels are fully owned. For more information please contact your legal representative.

GROUND FLOOR 1ST FLOOR



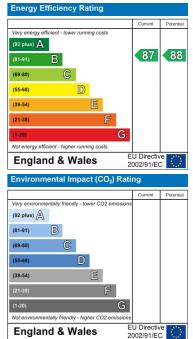


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ornission or mile-statement. This plan is for illustrative purposes only and should be used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

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.











