

ESTATE AGENTS









4 The Square, Woolavington, TA7 8DL £350,000

Natasha Howarth Estate agents would like to offer this well presented three-bedroom characterful cottage situated in the popular village of Woolavington. This period property is believed to date back to the 1700's and retains a plethora of period features including exposed beamed ceilings.

'4 The Square' is located within the older part of Woolavington, set along the village road with parking to the front and a delightful private garden to the rear.

The property is double glazed and has oil fired central heating.

The accommodation briefly comprises entrance lobby, living room with multi fuel burner, kitchen/ diner with log burner, utility and W.C to the ground floor. To the first floor are three bedrooms and a large family shower room. There is a staircase leading to a useful loft room that is fully boarded with dual aspect Velux windows.

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 neighboring village of Puriton

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

ENTRANCE

Via double glazed door to:-

ENTRANCE LOBBY

Stairs rising to the first floor. Doors to the living room and kitchen/ diner.

LIVING ROOM

Double glazed window to front aspect with deep sills, fireplace with cast iron multi fuel burner inset, exposed beamed ceiling, radiator, wood effect flooring.

KITCHEN/ DINER

Dual aspect double glazed windows with deep sills. Fitted with a cream kitchen with matching wall, base and drawer units with work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include oven and grill, hob and microwave. Integrated dishwasher. Tiled splash backs, space for undercounter fridge.

Feature wood burner. Walk in pantry, storage cupboard. Exposed beamed ceiling, radiator. Solid oak flooring.

Opening to:

UTILITY ROOM

Dual aspect double glazed windows. Space for fridge/freezer. Space and plumbing for a washing machine. Tiled floor. Door to cloakroom. Double glazed stable door to the garden.

CLOAKROOM

Obscure double glazed window to rear aspect. Fitted with a two-piece suite comprising wash hand basin and W.C. Tiled floor.

LANDING

Double glazed window to rear aspect. Doors to bedrooms, shower room and loft room.

BEDROOM ONE

Double glazed window to front aspect. Fitted wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect. Fitted wardrobes, radiator.

BEDROOM THREE

Double glazed window to front aspect. Built in cupboard, radiator.

SHOWER ROOM

Obscure double glazed window to rear aspect. Fitted with a three-piece white suite comprising large corner shower cubicle with shower over, wash hand basin and close coupled WC with push button flush. Partially tiled walls, tiled floor, heated towel rail.

LOFT ROOM

Stairs rising up. Dual aspect Velux windows.

EXTERIOR

PARKING

To front of property.

GARDEN

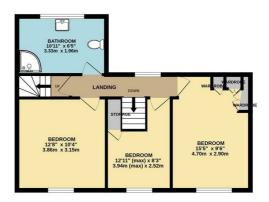
Steps leading up to the delightful garden. Fully enclosed and mainly laid to lawn with mature shrubs and trees. Timber gate to the front.

SERVICES

Oil Fired Central heating, mains drainage and water.

GROUND FLOOR 1ST FLOOR



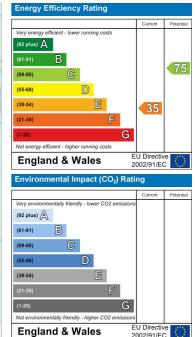


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.











