


Natasha Howarth
ESTATE AGENTS



6 Mount View, Woolavington, TA7 8ET

£270,000

Natasha Howarth Estate Agents are delighted to offer for sale this semi-detached bungalow which is situated in a popular low density cul-de-sac just off Old Mill Road in the lower Polden village of Woolavington which is approximately five miles North East of Bridgwater and within approximately two miles of junction 23 of the M5.

This double glazed two bedroom home is situated on a generous size plot with ample off street parking, a garage and a superb landscaped rear garden which retains a high degree of privacy.

The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, lobby, shower room, two bedrooms and UPVC double glazed conservatory which leads onto the rear garden.

The village of Woolavington is approximately four miles East of Bridgwater and two miles from junction 23 of the M5 and offers a range of amenities including Church, medical centre, village shops including a convenience store close by and a primary school. An internal inspection is highly recommended to fully appreciate this superb village bungalow with the added benefit of NO ONWARD CHAIN.

ENTRANCE

Via UPVC clad open canopy porch and obscure UPVC double glazed door and window combination unit to:

ENTRANCE HALLWAY

Radiator, electric meter cupboard, half glazed panelled door with decorative panes inset to:

LOUNGE/ DINER

Front aspect double glazed window. Radiator, dado rail, ceiling down lighters, access to kitchen and inner lobby.

KITCHEN

Side aspect double glazed window. Fitted with a range of matching wall, base and drawer units with granite effect roll top work surfaces over and circular stainless steel sink and drainer unit inset. Space and point for electric cooker with gas hob (cooker to remain), space and plumbing for washing machine, cupboard housing 'Baxi' LPG boiler, tile effect flooring, radiator, side aspect UPVC double glazed door to lean to:

INNER LOBBY

Airing cupboard, storage cupboard. Access to insulated loft via pull down ladder and stained panelled doors to bedrooms and shower room.

SHOWER ROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising corner shower cubicle with electric shower, pedestal wash hand basin and close coupled WC. Part tiled walls, tiled flooring, radiator and extractor fan.

BEDROOM ONE

Rear aspect double glazed window. Built in wardrobe, radiator.

BEDROOM TWO

Radiator. Rear aspect UPVC double glazed door and window combination unit to:

CONSERVATORY

Triple aspect UPVC double glazed windows with sloping Perspex roof, radiator. Side aspect double glazed French doors to gardens.

EXTERIOR

FRONT GARDEN

Open plan. Shaped lawn with maturing shrubs and tree inset.

PARKING

Multiple off street parking on own drive to front.

GARAGE

Single garage accessed via up and over door to front with power and light connected. Obscure glazed side aspect door to lean to:

LEAN TO

Pedestrian gate to driveway, outside tap and access through to rear garden.

REAR GARDEN

Hard standing behind garage with space for LPG gas bottles. Landscaped garden enclosed with a combination of timber fencing and brick walling. Shingled area to side with rose clad archway through to shaped lawns with shrub beds inset and well stocked flower and shrub borders. Raised patio to rear, shingled area to rear with wooden garden shed on hard standing to remain.

SERVICES

Mains electricity, water and drainage.
LPG gas central heating system.

Floor Plan

GROUND FLOOR

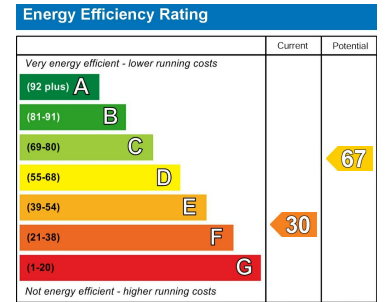


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

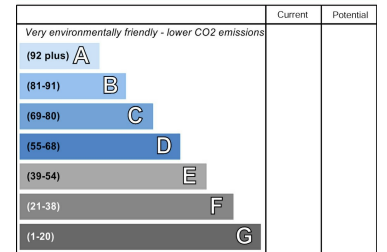


Energy Efficiency Graph



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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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