



Old Mill Road, Woolavington  
£215,000





- End-terrace family home!
- Three well proportioned bedrooms!
- Modern décor throughout!
- Ensuite, family bathroom & WC!
- Good sized living room/diner!
- Kitchen & utility!
- Double glazing!
- LPG central heating!

## Hall

## Living Room / Diner

15'10" x 11'9" (4.85m x 3.60m)

## Kitchen

10'2" x 10'5" (3.12m x 3.20m)

## WC

## Utility

7'9" x 5'3" (2.38m x 1.62m)

## Stairs & Landing

## Bedroom 1

10'9" (min) x 9'10" (min) (3.28m (min) x 3.02m (min))

## En-Suite

## Bedroom 2

8'6" x 12'7" (2.60m x 3.85m)

## Bedroom 3

8'8" x 6'11" (2.65m x 2.12m)

## Family Bathroom

6'10" x 5'6" (min) (2.10m x 1.68m (min))







Presenting this three bedroom semi-detached family home, situated in the popular village of Woolavington.

Briefly, the ground floor of the property comprises a hall with under-stairs storage. A good sized living room diner benefitting from dual aspect windows with the main window overlooking the front. A modern kitchen with ample worktop & unit space, spotlights, electric range cooker & space for further appliances. A WC with toilet & basin. A utility/storage room with space for appliances and a door leading into the rear garden.



Stairs lead to the landing on the first floor which has a double cupboard. The master bedroom is a generously proportioned double bedroom, overlooking the front, with space for wardrobes and hosts a modern en-suite shower room comprising a shower with rainfall shower head, toilet, basin with vanity storage and spotlights. The second bedroom is another good sized double bedroom, overlooking the rear. The third bedroom is a well proportioned single room, overlooking the front. The modern family bathroom hosts a toilet, basin, towel radiator, spotlight and a bath with a rainfall shower head over too.



The rear garden consists of a concrete patio area and lawn. There is a gate providing side access also. The front of the property offers lawn with some plants and a path to the front door.

The property benefits from double glazing throughout and LPG central heating.

Set in a traditional Somerset village, the property is a short drive away from Bridgwater town centre and the M5 which links to Bristol, Exeter and beyond. Woolavington itself hosts shops, primary school, park and rural walks.



Tenure: Freehold  
EPC: C  
Council Tax Band: B

Floor Plan



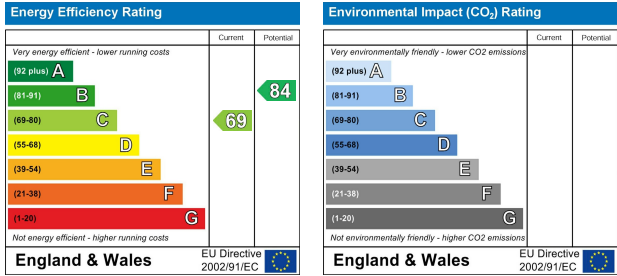
Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1A, Wellworthys Business Centre Parrett Way, Bridgwater, Somerset, TA6 5LB  
Tel: 01278 554333 Email: corbett@sykesmoore.co.uk <http://www.sykesmoore.co.uk/>