



## CROSSMEAD

Woolavington, Bridgwater, TA7 8ER

Price **£289,950**

**Tamlyns**



## PROPERTY DESCRIPTION

Welcome to this charming Link Detached bungalow in the picturesque village of Woolavington, Bridgwater.

This lovely property boasts a cosy reception room perfect for relaxing evenings by the multi-fuel stove log burner, creating a warm and inviting atmosphere, two comfortable bedrooms, and a modern bathroom.

One of the standout features of this home is the recently installed full new central heating system, powered by 12 solar panels. Imagine the savings on your energy bills and the positive impact on the environment with this setup. Additionally, the Samsung heat pump comes with a warranty until 2031, providing you with peace of mind for years to come.

With a stylish wood cabin in the garden, there is ample space for hobbies, storage, or even a home office. Parking is a breeze with space for three vehicles, making hosting friends and family a joy.

EPC: A

### Local Authority

Sedgemoor Council Tax Band: C

Tenure: Freehold

EPC Rating: A

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Entrance hallway

6'8" x 3'10" (2.04m x 1.19m)

## Lounge/Diner

16'0" x 12'0" (4.88m x 3.68m)

## Kitchen/Breakfast room

13'5" x 8'0" (4.11m x 2.46m)

## Master Bedroom

14'7" x 10'5" ( 4.45m x 3.18m)

## Bedroom two

10'4" x 9'4" (3.15m x 2.87m)

## bathroom

6'10" x 5'4" (2.10m x 1.65m)

## Wood cabin

10'11" x 6'11" (3.35m x 2.13m)

## Garage

16'0" x 8'0" (4.88m x 2.44m )

## Description

A link detached bungalow, on a sizable & very private plot on a quiet road with views that could be enhanced. This beautifully presented property has a separate office, study, studio or play room in the garden (with power and light connected).

The property is situated in this popular village of Woolavington with ample off street parking to the front leading to a good size garage.

A particular feature of this appealing bungalow is the garden which has a sun deck overlooking the garden.

The accommodation briefly comprises hallway, living room with multi fuel burner, kitchen/ breakfast room, two bedrooms and a bathroom.

Woolavington is approximately five miles North East of Bridgwater and within approximately two miles of junction 23 of the M5 where the HPC Park & Ride is located. The village is a short walk to the local park, school and all amenities including Church, village shops including Co-Op convenience store, primary school (current Ofsted shows a Good rating), pharmacy and medical centre. Woolavington is also part of the Village Enhancement Scheme.

Taunton is approximately 16 miles, Street 9 miles and Bristol airport 22 miles away.

## PROPERTY DESCRIPTION















# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

