



CROSSMEAD

Woolavington, Bridgwater, TA7 8ER

Price **£284,950**

Tamlyns

PROPERTY DESCRIPTION

Nestled in the idyllic village of Woolavington, Bridgwater, this charming Link Detached bungalow is a true gem waiting to be discovered. As you step into this delightful property, you are greeted by a cosy reception room, the perfect spot to unwind by the crackling log burner after a long day.

Boasting two comfortable bedrooms and a modern bathroom, this bungalow offers a blend of comfort and style. The standout feature of this home is its energy efficiency - with an "A" rating, thanks to the recently installed full new central heating system powered by 12 solar panels. Imagine the joy of reduced energy bills and the satisfaction of knowing you're making a positive impact on the environment.

One of the unique features of this property is the Samsung heat pump, which comes with a warranty until 2031, ensuring your peace of mind for years to come. Outside, a stylish wood cabin provides additional space for hobbies, storage, or even a tranquil home office - the possibilities are endless.

Parking is a breeze with room for three vehicles, making hosting gatherings with friends and family a stress-free affair. Don't miss the opportunity to make this eco-friendly bungalow in Crossmead your new home sweet home.

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



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

11' x 7' (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) A	93	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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).

