



SEDGEMOOR WAY

Woolavington, Bridgwater, TA7 8JE

Price £235,000

Tamlyns

PROPERTY DESCRIPTION

Welcome to this charming terraced bungalow located on Sedgemoor Way in the delightful village of Woolavington. This older property boasts a warm and inviting atmosphere with its two double bedrooms, perfect for a small family or those looking for extra space.

One of the highlights of this property is the modern efficient electric heating system, ensuring you stay warm and comfortable throughout the year. Additionally, the owned solar panels not only help reduce energy costs but also contribute to a more sustainable lifestyle.

Outside, you'll find front and rear gardens, ideal for enjoying the outdoors and soaking up the sunshine with the southerly rear aspect. The popular village location adds to the appeal of this home, providing a sense of community and convenience.

Don't miss out on the opportunity to make this charming bungalow your own and enjoy the peaceful lifestyle it has to offer in the heart of Woolavington.

Situation

This is a lovely bungalow, benefiting from well-proportioned accommodation, a southerly rear aspect and a popular village location. EPC D.

Local Authority

Council Tax Band: A

Tenure: Freehold

EPC Rating:

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

Situation

Woolavington lies approximately five miles to Bridgwater's north-east and three miles from Junction 23 of the M5 motorway. The village offers amenities to include: primary school, church, village stores (including a Co-op), vets, village hall and Doctors Surgery. Bridgwater offers a wider range of schooling, shopping and leisure facilities, as well as providing mainline rail access and another junction of the M5 motorway (J24).

Directions

Once off the A39, proceed into the village, taking the second turning on the left into Old Mill Road. Follow, taking the second turning into Windmill Crescent, becoming Sedgemoor Way. The property will be found on the left, identified by our For Sale sign.

Agent's Note

Potential purchasers should be aware that planning permission has been granted for a sizeable residential development within the field/s to the south of the property, potentially impacting on the outlook and view.

Hall

15'10" × 2'7" (4.83 × 0.79)

Kitchen/Dining Room

Living Room

14'9" × 10'9" (4.50 × 3.28 (4.49 × 3.27))

Conservatory

9'0" × 6'1" (2.74 × 1.85)

Bedroom One

Bedroom Two

11'0" × 9'1" (3.35 × 2.77)

Shower Room

1.80 × 1.65 inc suite

Material Information

Tenure: Freehold

Services: Mains gas, electricity, water and sewerage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

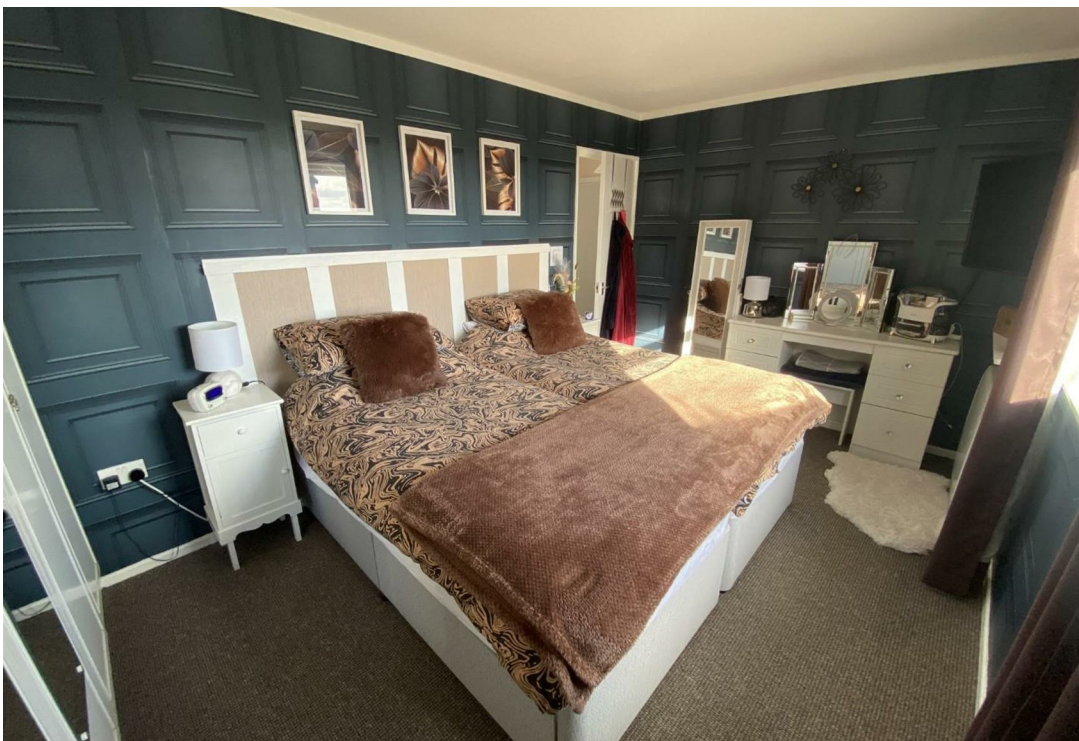
flood-map-for-planning.service.gov.uk/location

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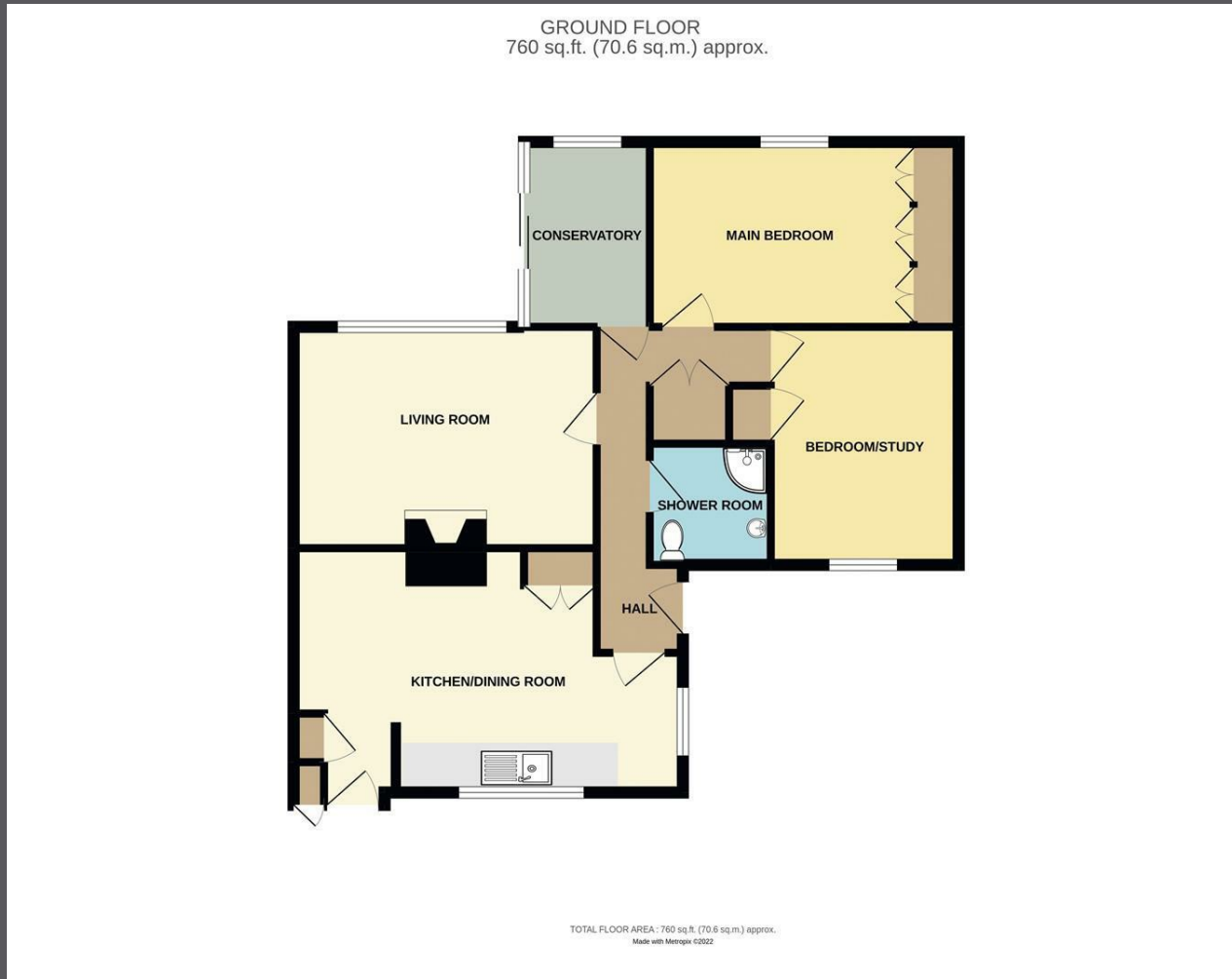


NO COOKING ALLOWED
... KITCHEN
FOR DISPLAY ONLY





PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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).

