



MEADWAY

Woolavington, Bridgwater, TA7 8HA

Price £269,950

Tamlyns

PROPERTY DESCRIPTION

Very well presented detached bungalow in the village of Woolavington which is being sold with no onward chain. Briefly, the property comprises a hallway, lounge with bow bay window to the overlooking the front garden, kitchen/diner ,conservatory with patio doors leading onto the rear garden. Two bedrooms with the master overlooking the front and bedrooms 2 overlooking the rear and shower room. Outside the front garden hosts lawn and borders with mature plants. The rear garden, which has side access, is mainly lawn with some patio. There is a driveway proving parking and access to a single detached garage. Further benefits are oil central heating system and double glazing. Set in the traditional Somerset village of Woolavington, the property is a short drive away from Bridgwater town centre and the M5 which links to Bristol, Exeter and beyond.

Situation

* Detached 2 bedroom bungalow * Village location * Hallway * Lounge * Kitchen / Diner * Conservatory * 2 Bedrooms * Shower Room * Front & Rear Gardens * Driveway & Garage.

Local Authority

Council Tax Band:
Tenure: Freehold
EPC Rating: D

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

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate.

Hallway

Front door into entrance hall. radiator, doors into

Lounge

14'9 × 12'5 (4.50m × 3.78m)

Double glazed bow bay window to the front, radiator, part glazed door into kitchen / diner.

Kitchen / Diner

12'8 × 9'9 (3.86m × 2.97m)

Range of wall & base units with rolltop work surface over, built in double oven

& hob with extractor hood over, space for fridge / freezer, space & plumbing for washing machine, floor standing boiler, radiator, double glazed window overlooking the garden, door leading out to the conservatory.

Conservatory

9'10 × 7'9 (3.00m × 2.36m)

radiator, double glazed sliding doors leading to the rear.

Bedroom 1

11'1 × 8'6 (3.38m × 2.59m)

Double glazed window to the front, radiator, built in wardrobes.

Bedroom 2

11'1 × 8'9 (3.38m × 2.67m)

Double glazed window to the rear, radiator.

Shower Room

6'8 × 5'7 (2.03m × 1.70m)

Obscure double glazed window to the rear, low level w/c, pedestal wash hand basin, corner shower cubicle, tiled walls.

Outside

Front Garden

Mainly laid to lawn, with a range of plants & shrubs.

Rear Garden

Enclosed rear garden maidly laid to lawn, with a range of plants and shrubs, shed, rear access gate

Driveway

Providing off street parking and access to the garage.

Garage

Detached garage with up & over door, light & power.

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Material Information...

Additional information not previously mentioned

- Mains electric and water.
- No water meter.
- Oil fired central heating.
- Mains drainage.
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

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

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

Flood Information:

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







PLAN



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).

