



10 Horton Way  
Woolavington, Somerset, TA7 8JP

**Brightest** move



# Brightest move

£260,000



Brightestmove are delighted to offer for sale this semi-detached house which is situated in a tucked away cul-de-sac position in the lower Polden Hills village of Woolavington which is conveniently situated approximately a mile from Junction 23 of the M5 motorway.

This three bedroom home was built by Beazer Homes in 2000 and has been lovingly maintained and improved by the present vendors. All the double glazed doors and windows (with the exception of the ensuite shower room) have been replaced within the last five years and cavity wall insulation has been installed under the benefit of a 25 year guarantee.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom, living room and kitchen/diner to the ground floor with three bedrooms (ensuite to master) and family bathroom to the first floor.



Outside there is off street parking in front of the garage with an open plan garden to the front and an enclosed garden to the rear.

The rear garden has been landscaped and retains a good degree of privacy.

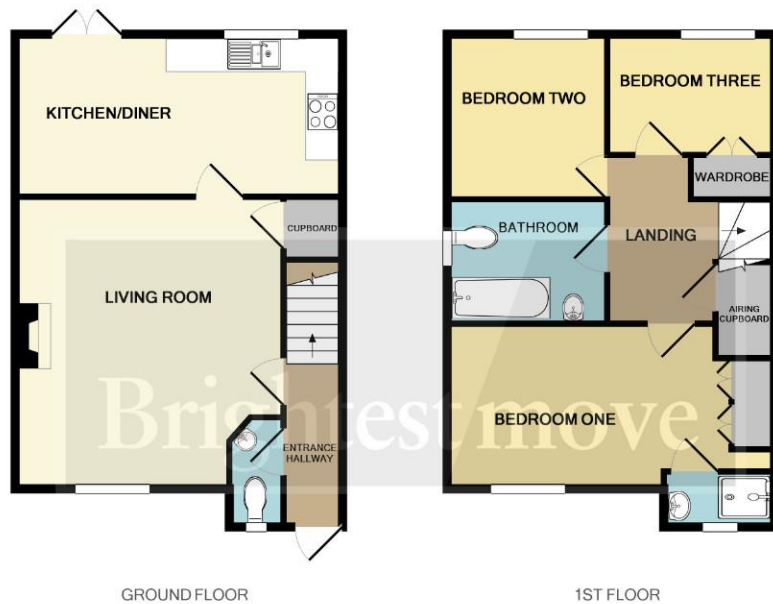
The village of Woolavington offers a range of amenities including Church, village shops including Co-Op convenience store, primary school and medical centre.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains gas, electricity, water and drainage

HEATING: Gas fired central heating system TENURE: Freehold COUNCIL TAX BAND: C





**Living Room** 15' 08" x 11' 04" (4.78m x 3.45m)

**Kitchen/Diner** 15' x 8' 07" (4.57m x 2.62m)

**Bedroom One** 15' x 8' 07" (4.57m x 2.62m)

**Bedroom Two** 10' 10" x 8' 02" (3.3m x 2.49m)

**Bedroom Three** 8' 10" x 6' 05" (2.69m x 1.96m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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