

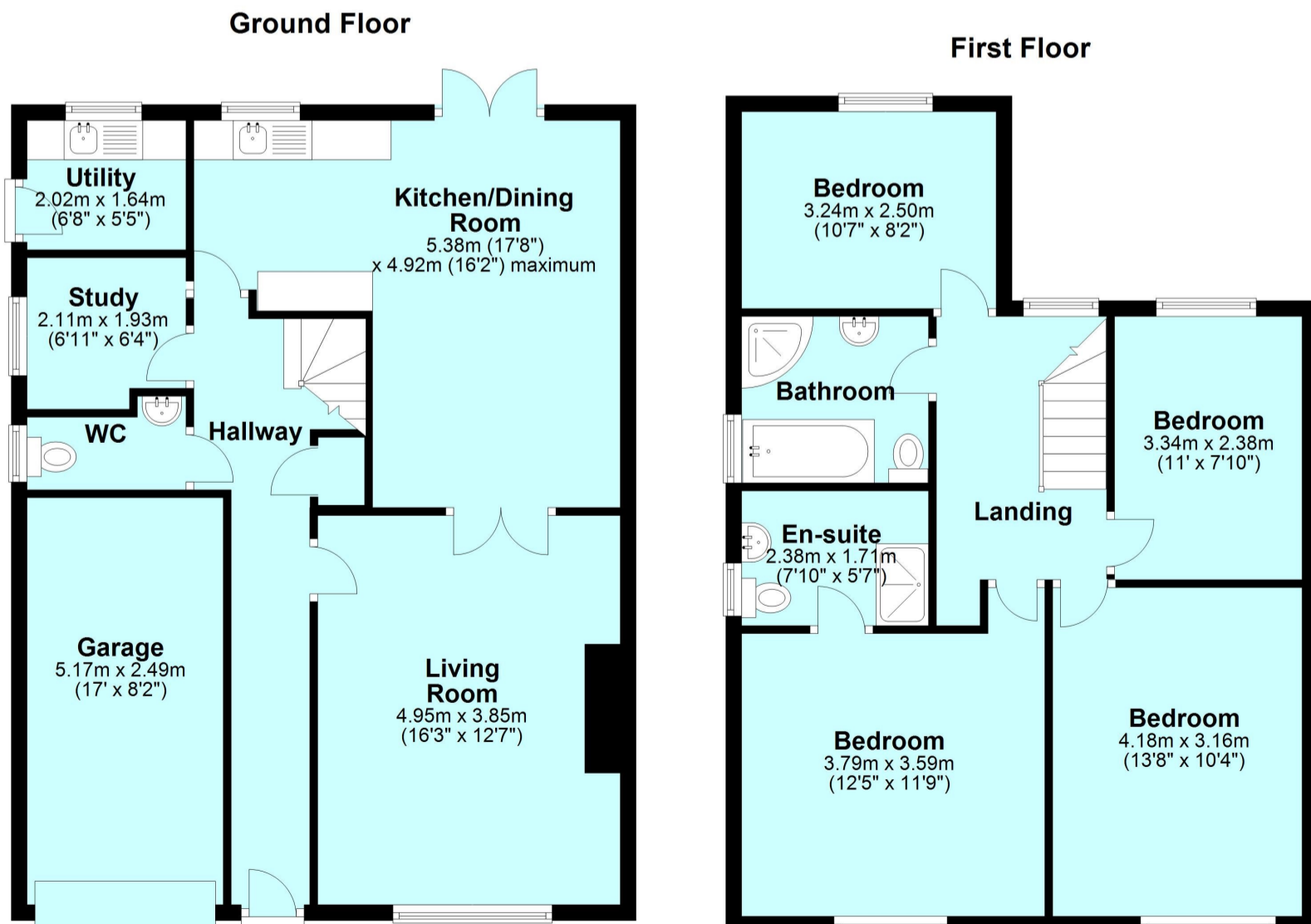


The Causeway
 Woolavington, Bridgwater, TA7
 £389,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Description

This four double bedroomed detached family home is beautifully presented throughout benefitting from off-road parking for a number of cars and a garage.

- Sought after village location
- Four bedroom detached house
- Over 16' living room with wood burner
- Kitchen/dining room with French doors
- Study
- Utility room and separate cloakroom
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Front and rear gardens
- Garage
- Off-road parking for numerous vehicles

THE PROPERTY:

The property is a beautifully presented four bedroomed detached family home served by oil fired central heating and offers a study and two reception rooms with an en-suite shower room to the principal bedroom.

The accommodation comprises a door to the entrance hall with ceramic tiled flooring. There are stairs to the first floor landing with an understairs' storage cupboard and a study with a double glazed window. From the hall is a cloakroom with WC, wash hand basin and a double glazed obscure window. The living room has a front aspect window along with an inset wood burner on a raised Minster hearth.

The house enjoys a L-shaped kitchen/dining room offering a great deal of space. The kitchen has been fitted with a contemporary range of cream fronted units with an integrated oven, hob and an extractor hood. There is a Belfast sink, a dishwasher, an integrated fridge and a dining area ideal for a dining table and chairs with French doors to the rear garden. The adjoining utility room has a double glazed side door together with a sink, oil boiler powering the domestic hot water and the central heating system along with plumbing for a washing machine.

Stairs to the first floor landing where there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room with a double shower cubicle, wash hand basin, heated towel rail and a double glazed obscure window.

Outside - To the front of the dwelling is a gravelled drive providing off-road parking for a number of cars together with an additional pull-in bay to the front of the walled area offering further parking. The front garden is laid to lawn with side access to the rear garden where there is a patio, a garden laid to lawn, is private and enclosed by walling and fencing along with a garden shed.

LOCATION: Situated in the older part of the village of Woolavington. Woolavington offers a range of shopping facilities for day-to-day use. There is a village church, village hall, hairdressers, convenience store, pharmacy, Doctors' surgery, infant and junior schools. The M5 motorway junction 23 can be accessed without passing through the town centre. Bridgwater offers a wide range of amenities including retail, leisure and educational facilities. There are main line links via Bridgwater Railway Station. Regular bus services run to Taunton, Weston-super-Mare and Burnham-on-Sea from Bridgwater Bus Station together with a daily coach service to London Hammersmith.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 900Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE. Voice only: O2.

Flood Risk: Rivers and sea: Very low risk

Surface water: Low risk

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in February 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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