

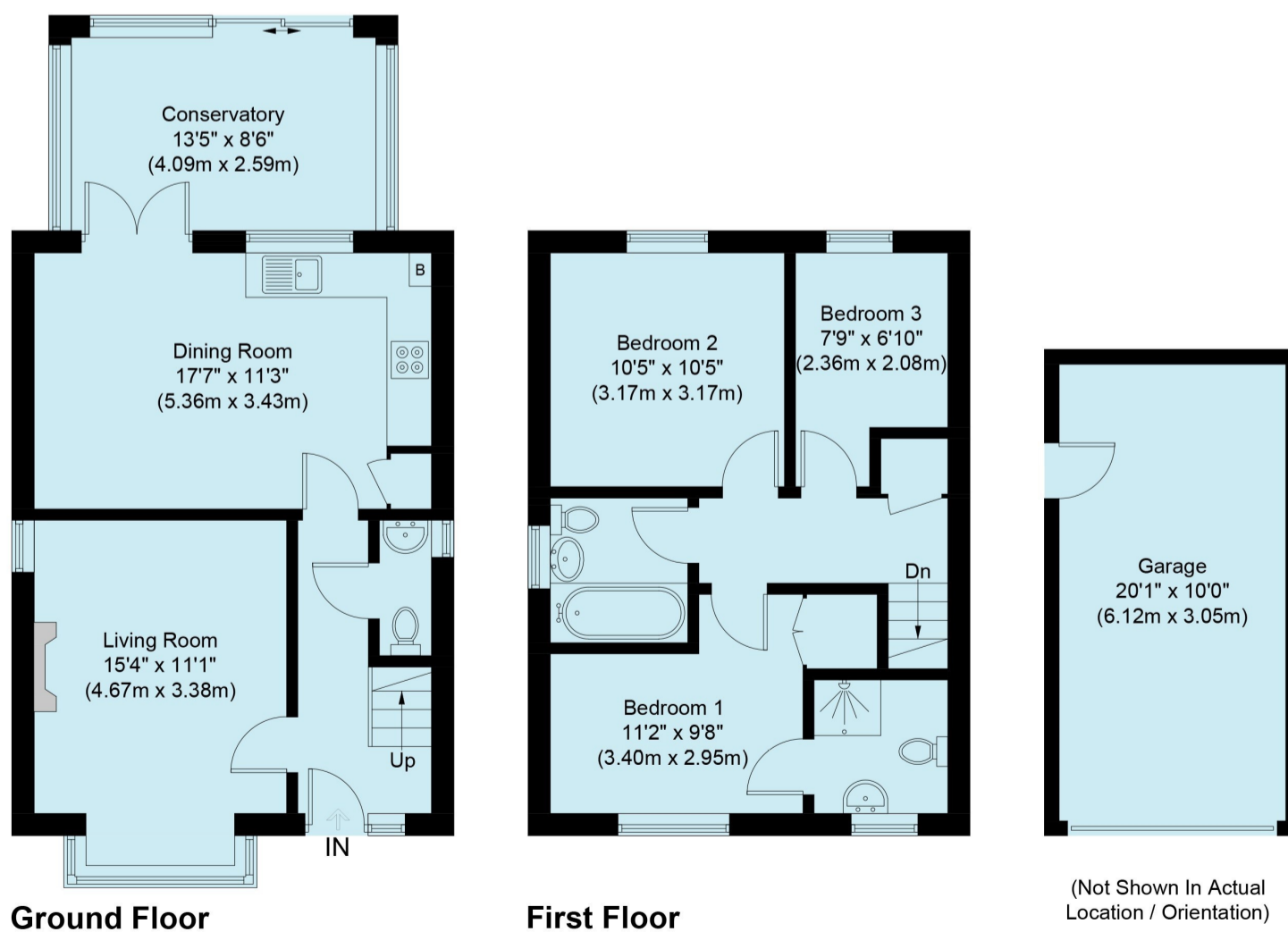


Whitley Meadows
 Woolavington, Bridgwater, TA7
 £320,000 Freehold

 **3**
 **1**
 **2**
 **B**
EPC

Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID 1034765
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

A beautifully presented detached family home with three bedrooms and the benefit of an en-suite shower room to the principal bedroom. The property also benefits from an open aspect at the front and superb views at the rear. The residence enjoys a conservatory extension at the rear and owned photo voltaic solar panels.

- Beautifully presented village property
- Sought after location
- Living room with bay window
- Kitchen/dining room
- Conservatory overlooks rear garden
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Gas fired central heating
- Front and rear gardens
- Garage and off-road parking

THE PROPERTY:

A beautifully presented detached family home with three bedrooms and the benefit of an en-suite shower room to the principal bedroom. The property also benefits from an open aspect at the front and superb views at the rear. The residence enjoys a conservatory extension at the rear and owned photo voltaic solar panels.

The accommodation comprises an entrance hall where stairs rise to the first floor. Off is a cloakroom with WC and basin. To the left is a living room with a bay window and feature fireplace. At the rear is a kitchen/dining room which is well fitted and includes within the kitchen, base and wall cupboards, an integrated Neff double oven, ceramic hob and hood. There is also a built-in fridge/freezer, dishwasher and a cupboard which currently houses a washing machine and tumble dryer. To the opposite side of the room is an area with ample space for a family table and chairs and accessed from here is a conservatory which has a sunny westerly aspect and overlooks the garden and fields.

On the first floor is initially a landing and then a principal bedroom with a large recess and double wardrobe and an open aspect view at the

front. It benefits from an en-suite which includes a shower cubicle, WC and basin. Both of the remaining bedrooms are well-proportioned and are complemented by a family bathroom including a bath with mains fed shower over, WC and basin.

Outside – Is a long driveway which provides multiple off-road parking leading to a garage, alongside is a garden. At the rear is a garden split into two distinct areas which backs onto fields and has a sunny westerly aspect.

LOCATION: Situated in the older part of the village of Woolavington it offers a range of shopping facilities for day-to-day use. There is a local church, village hall, infant and junior schools. The M5 motorway junction 23 can be accessed at Puriton. The town of 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.



WM&T

GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, gas central heating.

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

Council Tax Band: D



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 December 2023.

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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