

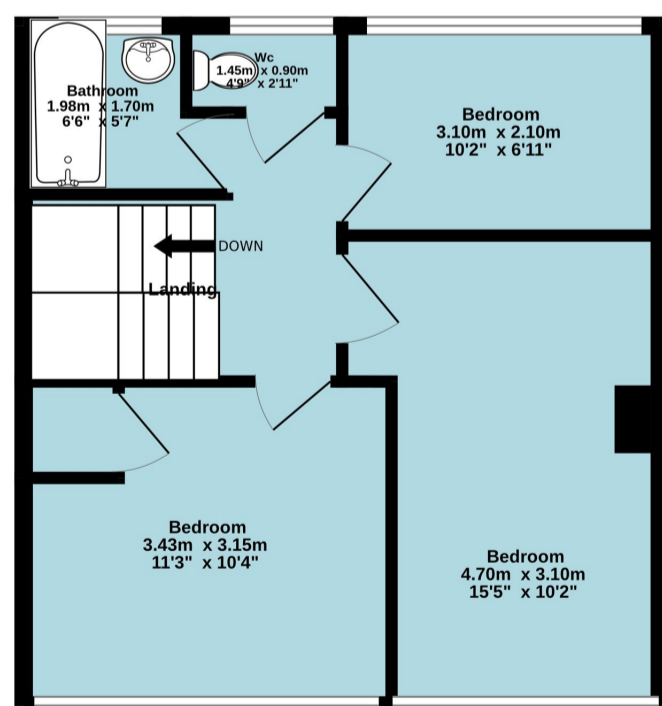
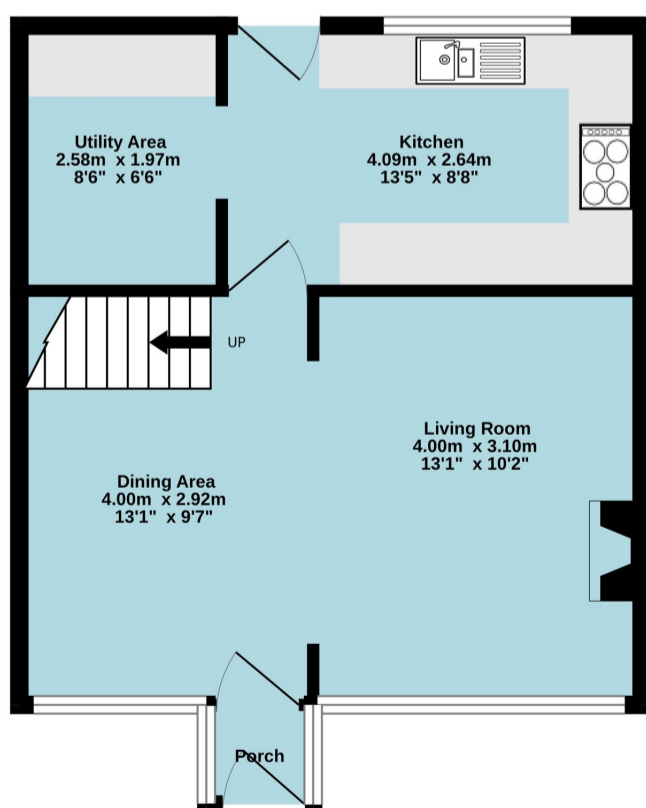


Polden Walk
 Woolavington, Bridgwater, TA7
 £200,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A light and airy three bedroom home located close to amenities in this sought after village. The property is double glazed and oil centrally heated and includes a modern kitchen and bathroom, along with two well proportioned reception areas.

- Sought after Polden Hills' village
- Three bedroom house
- Over 13' living room
- Dining area
- Kitchen with adjoining utility room
- Bathroom with separate WC
- Double glazing
- Oil fired central heating
- Front and rear gardens

THE PROPERTY:

The accommodation comprises an entrance porch which leads into a dining area where stairs rise to the first floor. Off to the right is a separate living room with an open fireplace and a front aspect window. Behind this is a well fitted kitchen with base and wall cupboards and contrasting rolltop working surfaces. A window overlooks the rear garden and there is a door alongside. Next to the kitchen is a separate utility area with plumbing for a washing machine and an oil fired boiler which provides heating and hot water.

On the first floor are three very generous bedrooms, a bathroom (with bath, an electric shower over and basin) together with a separate WC.

Outside – At the front is a lawned garden and at the rear a hardstanding area and lawn. The back garden benefits from rear pedestrian access.

LOCATION: Situated in the Polden Hills' village of Woolavington which offers a useful range of local facilities along with a Co-op, church, village hall, infant and junior schools. The M5 motorway via junction 23 can be accessed easily, whilst Bridgwater town offers a wide range of amenities including educational, leisure and retail amenities along with a main line railway station and a daily coach service to London Hammersmith.



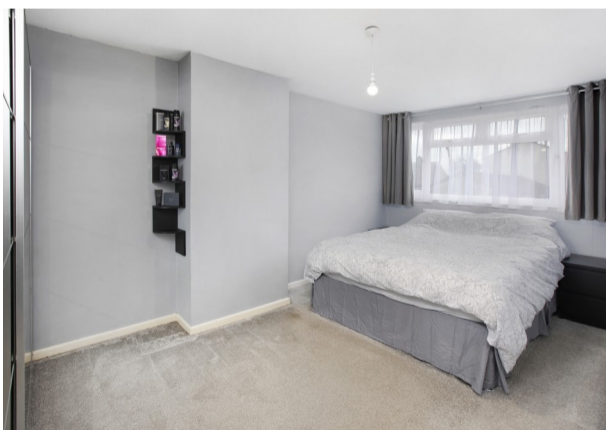
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GENERAL REMARKS AND STIPULATION

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

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

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



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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