



Woolavington Hill

Woolavington, Bridgwater, TA7

£335,000 Freehold

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EPC

Wilkie May

& Tuckwood

Floor Plan

Garage  
3.80 x 6.18m  
12'5" x 20'3"

Utility  
1.86 x 4.69m  
6'1" x 15'5"

Bedroom 2  
3.49 x 2.91m  
11'5" x 9'7"

Wet Room  
2.41 x 1.69m  
7'11" x 5'7"

Kitchen  
3.50 x 3.24m  
11'6" x 10'8"

Living Room  
5.43 x 3.83m  
17'10" x 12'7"

Bedroom 1  
3.63 x 3.03m  
11'11" x 9'11"

Hall

Landing

Wardrobe

Bedroom 3  
3.77 x 3.46m  
12'5" x 11'4"

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# Description

Presenting this spacious, three bedroom, detached chalet bungalow, sold with no onward chain.

- Woolavington village location
- Over 17' living room with front aspect
- Kitchen with front aspect
- Over 15' utility room
- Wet room
- Two bedrooms on ground floor
- One bedroom upstairs
- Good size plot
- Garage and off-road parking

## THE PROPERTY:

Briefly, the property comprises an open hallway which has parquet flooring along with a storage cupboard and understairs' storage. The living room is spacious and has an electric fire and a Minster-style fire surround, parquet flooring and dual aspect windows. A good size kitchen with ample worktop and unit space, hob, double oven, sink, larder cupboard and space for a small dining table and chairs. A lobby with storage and side access.

A wet room comprising shower with seat, a toilet, basin and dual windows. The principal bedroom is a good size double bedroom with dual aspect windows. The second bedroom is another well-proportioned double bedroom with patio doors leading onto the rear garden.

Stairs lead up to the landing which boasts attic storage and a third, generously sized, double bedroom with built-in storage.

Added to the side of the property is a utility room which has a worktop space, space for an appliance and the boiler.

The property sits on a good sized plot with the gardens wrapping around the property. The front garden has a lawn and hedge borders with a path to the front door. The rear garden, which has side access, is mainly lawn with some gravel and borders. There is a driveway for multiple cars to the side and rear of the property and a large single garage with power, light and a side door.

The property benefits from an oil central heating system and double glazing.

## LOCATION:

Woolavington 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 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.

**Construction:** Traditional construction.

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

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

**Council Tax Band:** D

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data limited with EE, Three, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very 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 July 2025.

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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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