



Woolavington Hill

Woolavington, TA7

£399,950 Freehold

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EPC

Wilkie May

& Tuckwood

Floor Plan

Approx Gross Internal Area
128 sq m / 1380 sq ft

Ground Floor
Approx 64 sq m / 692 sq ft

First Floor
Approx 64 sq m / 688 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Description

This property is a UNIQUE THREE BEDROOMED detached accommodation that is presented to a high standard and is a unique individually designed one off build benefitting from being located in a popular village location with OFF-ROAD PARKING for up to 5 VEHICLES, GARAGE and a GOOD SIZED GARDEN to the rear.

- Three bedroom detached property
- located in popular village
- Presented to a high standard
- Oil fired central heated
- Ample internal storage
- Panoramic rural views to the rear
- Garage and good sized garden
- Large patio ideal for entertaining
- Enclosed private garden
- Off road parking for up to 5 vehicles
- Village itself has good range of facilities including co-op, schools and church
- Short distance drive to Bridgwater
- Bridgwater offers range of services
- Close to neighbouring villages
- Easy access to M5

THE PROPERTY:

This property is a unique, individually designed one off build located within the popular village of Woolavington with plenty of off-road parking and garage and the potential to be the perfect family home.

The property benefits from oil fired central heating and has double glazing throughout. It is an immaculately presented home decorated to a high standard inside with the accommodation comprising of a generous entrance hall, a downstairs cloak room, and cosy sitting room which leads through to the dining room and a modern kitchen. There is a useful utility room with space and room for a washing machine and tumble drier where the oil fired boiler is also located with a door opening to the side of the property giving access to the garden and the off-road parking.

To the first floor there is a light and airy landing with three double bedrooms, a master ensuite and family bathroom which has been recently updated and is very stylish and modern. The two rear bedrooms have views over the open fields with Glastonbury Tor which is observable in the distance and adds rural charm.



Outside to the side of the property is a five bar gate which opens to ample off-road parking for up to 4 -5 vehicles which leads to the garage with an up and over door. To the rear of the garage there is a space for a summer house. The garden to the rear has been designed with low maintenance in mind with a raised decking area for a hot tub. Also located in this area is also a useful shed with ample lockable storage available and a large patio area ideal for sitting out and entertaining friends.

To the side and front of the property there is an area predominantly laid to lawn with a large laurel hedge providing a good degree of privacy with a further front gate opening to the garden. A viewing of this property comes highly recommended, not only to appreciate the rural views to the rear but also the accommodation and space it offers.

LOCATION:

Situated on Woolavington Hill, Woolavington offers a range of shopping facilities for day-to-day use. There is a local church, village hall, infant and primary schools and a Co-Op store is within easy walking distance of the property. The M5 motorway, Junction 23, can be accessed from the neighbouring village of Puriton. The market town of Bridgwater is approximately 5 miles distance away and offers a wide range of shops, educational and leisure facilities.



GENERAL REMARKS AND STIPULATION

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

Construction: Traditional

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: 1000 Mps download and 1000 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data availability is good outdoors but limited indoors with EE, Three, and Vodafone and available but limited indoors and outdoors with O2.

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 \(somerset.gov.uk\)](#)

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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 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:

5. Financial Evaluation: 5a 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. 5b 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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