

Lwr Woolavington –£450,000 Freehold

Linda Saunders | Estate Agents

‘Fieldbank’ Vicarage Road
Woolavington
TA7 8DX

This is a wonderful opportunity to acquire a three-bedroom bungalow and former village hall. Set within Lower Woolavington a popular part of this Polden village. The property is conveniently situated close to local amenities and provides easy access to the M5 motorway network. The property requires some internal updating but represents a great opportunity to put your own stamp on it.

The property briefly comprises; fitted kitchen/breakfast room with separate utility room, a snug or second sitting room that could potentially be opened up into the kitchen/breakfast room to provide a modern open plan living space. Primary living room, study/home office, bedroom and shower room to the ground floor. The double height hallway with staircase and galleried landing leading to the two upstairs bedrooms, one with an en suite shower room. The property further benefits from oil central heating, and PVCu double glazing. Set on a good-sized plot there are attractive gardens front and rear, driveway and enough space for the erection of a garage subject to planning. In all, this property represents an increasingly rare opportunity. An early inspection is advised.

ACCOMMODATION (All measurements are approximate)

Porch: Second door into: -

Hallway: PVCu double glazed window to front aspect, radiator, stairs to first floor with galleried landing, understairs cupboard and carpet as fitted. Door to: -

Inner Hallway: Carpet as fitted and doors to all rooms.

Living Room: PVCu double glazed window to front aspect, feature fireplace with electric fire inset, two radiators, and carpet as fitted.

Snug/Dining Room: PVCu double glazed window to front aspect, radiator and wood effect flooring.

Study: PVCu double glazed window to rear aspect, radiator and wood effect flooring.

Kitchen/Breakfast Room: PVCu double glazed window and door to rear aspect. There is a fitted kitchen with a range of matching floor and wall mounted cupboards with sink and drainer unit inset into complimentary work surfaces with tiled splashbacks. Wall mounted gas boiler, larder cupboard. Plumbing for automatic washing machine and space for fridge, freezer and cooker, radiator and vinyl flooring.

Utility: Double glazed window to rear aspect, space and plumbing for washing machine and tumble dryer.

Shower Room: Window to rear aspect, walk in shower, wash hand basin, low level WC, part panelled walls, and radiator.

Master Bedroom: PVCu double glazed window to front aspect, radiator and carpet as fitted. Door to: -

En Suite Shower Room: PVCu double glazed window to front aspect, fitted three-piece suite comprising; large shower cubicle, wash hand basin, low level WC, tiled walls, and radiator.

Bedroom 2: PVCu double glazed window to front aspect, built in wardrobe, radiator and wood effect flooring.

OUTSIDE

To the front of the property is garden which is mainly laid to lawn with several mature shrubs and bushes. There is a driveway leading to the rear of the property and providing off-road parking for several vehicles. There is a personal access gate providing access to the rear garden. The rear garden is of a good size and fully enclosed and has a couple of seating areas from which to enjoy the mature gardens with its shrubs and trees.

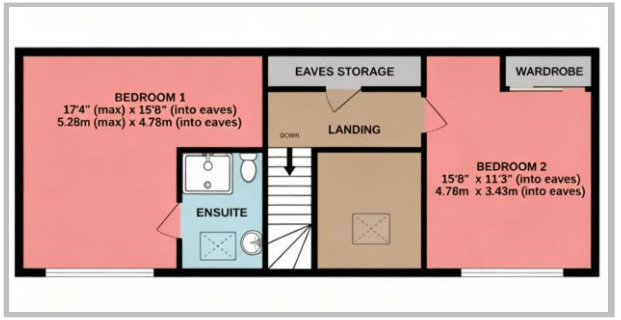
Please Note: A garage could be erected, subject to the usual planning consents. These are preliminary details as we are awaiting their approval by our vendor.

Council tax band: **E**

Local authority reference number **5510000060**

EPC Rating: **E 50**





These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.
The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order
All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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