



Higher Road

Woolavington, TA7 8EA

Price £300,000



PROPERTY DESCRIPTION

An attractive two bedroom link detached bungalow situated in a highly sought after village location with a good size garden to rear. The property benefits from having a good size car port, garage and off street parking for numerous vehicles including a caravan, boat etc. Must be seen to be fully appreciated.

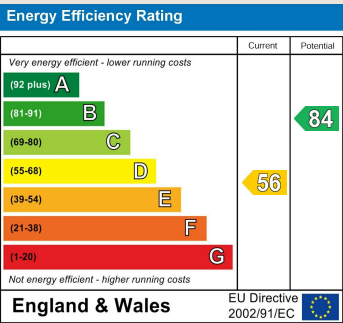
- *Entrance hall
- *Lounge
- *Conservatory/dining room
- *Kitchen
- *Utility room
- *Two bedrooms
- *Shower room
- *Off street parking to front for numerous vehicles
- *Car port
- *Garage
- *Good size enclosed garden to rear
- *Excellent decorative order throughout
- *Must be seen

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed obscured door to:

Entrance hall

Access to the roof space and storage cupboard

Lounge

16'0" x 9'6" (4.90 x 2.90)

Feature fire surround and double glazed patio doors opening to:

Conservatory/dining room

12'3" x 10'9" (3.75 x 3.30)

Part block/part Upvc double glazed construction with insulated roof, and

Upvc double glazed door to outside

Kitchen

9'10" x 7'1" (3.00 x 2.16)

Fitted with a range of wall and floor units to incorporate 1 1/2 bowl sink drainer unit, gas cooker point, Upvc double glazed door with matching side panels to:

Utility room

9'1" x 6'9" (2.77 x 2.06)

Part block/part Upvc double glazed construction with insulated roof, light and power, plumbing for automatic washing machine, wall cupboard, and Upvc double glazed door with matching side panels to outside

Bedroom

14'0" x 9'1" (4.29 x 2.77)

Upvc double glazed window to front

Bedroom

9'1" x 8'7" (2.77 x 2.64)

Upvc double glazed window to front

Shower room

6'5" x 4'11" (1.96 x 1.52)

Comprising of a corner shower cubicle, vanity hand wash basin with cupboard below, close coupled w/c, tiled walls, electric wall heater, heated towel rail, extractor fan and Upvc double glazed obscured window to side

Outside

To the front of the property is a low boundary wall with opening to a large area of off street parking/turning area, ideal for a caravan, motorhome etc. which in turn leads to the CAR PORT.

To the right hand side of the property is a gate giving access to the rear garden which measures to approximately 80ft in length and 20ft in width with patio area, steps rising to a good size lawn area, storage sheds, shrubs and bushes. The garden enjoys a good degree of privacy and is a particular feature of the property that makes booking a viewing essential

PROPERTY DESCRIPTION

Car port

21'0" x 12'4" (6.41 x 3.76)

With sink, outside tap, two windows to side and up and over door opening to the rear which in turn gives access to another area of parking and:

Garage

19'7" x 8'2" (5.97 x 2.49)

With up and over door, power and light.

Description

The property is situated in the ever popular village of Woolavington, within the close proximity of the local Co-op convenience store and school. The property is in a short drive from both Bridgwater and Burnham-on-Sea town centres. The bungalow itself is set in a good size plot, benefiting from having off street parking for numerous vehicles/caravans to the front of the property which in turn leads to the car port and garage and also has a good size enclosed garden to the rear. The property briefly comprises of an entrance hall, lounge with dining room/conservatory off, kitchen with utility room, two good size bedrooms and a shower room. The property benefits from having gas central heating, double glazed windows and is offered in excellent order throughout making an inspection essential.

Directions

From the roundabout at the M5 junction 22 take a left signposted Highbridge. Take the next left into Burnham Moor Road and proceed to the "T" junction taking a right and following the signs to Bason Bridge and East Huntspill. Proceed through East Huntspill and follow the signs for

Woolavington. Proceed into the village up Woolavington Hill turning right into Higher Road. Proceed down Higher Road where the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- Council Tax band: C
- EPC band: D

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

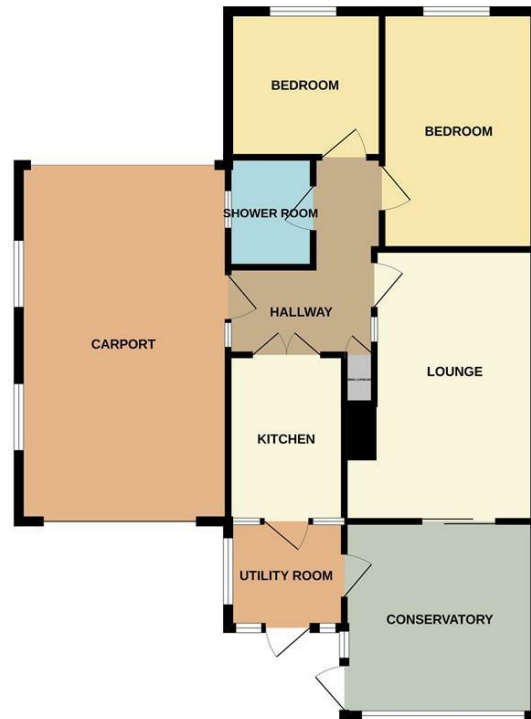
flood-map-for-planning.service.gov.uk/location







GROUND FLOOR



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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

