



12 Church Street

Woolavington, TA7 8DP

Price £450,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive, upgraded and improved modern detached house situated in a highly sought after village location in excellent order throughout. Must be seen to be fully appreciated.

- *Entrance hall *Cloakroom *Lounge *Dining room *Upgraded kitchen/utility room
- *Conservatory *Four bedrooms *Family bathroom *Double glazed windows *Oil central heating
- *Garage/workshop *Gated off street parking for numerous vehicles
- *Walled garden

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

A composite double glazed obscured door to:

Entrance hall

Under stair storage recess

Cloakroom

Comprising of a vanity hand wash basin with cupboards below, w/c and double glazed window to the front.

Lounge

22'4" x 12'5" (6.83 x 3.80)

Two double glazed Georgian style windows to the front, tv areal point, two double glazed french doors opening to the:

Conservatory

11'6" x 7'10" (3.53 x 2.40)

Block and double glazed construction, two double glazed french doors opening to the rear garden.

Dining room

15'10" x 8'2" (4.83 x 2.51)

Merriam style double glazed windows to the front.

Kitchen

10'7" x 9'3" (3.25 x 2.83)

Refitted with an attractive range of wall and floor units with under-lights fitted.

Integrated fridge freezer and dishwasher, space for range style cooker with an extractor fan over. Upvc double glazed windows to the rear. Opening to:

Utility room

9'3" x 6'1" (2.83 x 1.86)

Fitted with a range of wall and floor units, plumbing for an automatic washing machine

and space for a tumble dryer. Oil boiler supplying hot water to radiators. Double glazed door to outside.

First floor landing

15'7" x 6'7" (4.76 x 2.03)

Georgian style Merriam style window to the front and airing cupboard.

Bedroom 1

12'5" x 9'3" (3.79 x 2.84)

Georgian style Merriam style window to the front

Bedroom 2

12'4" x 8'3" (3.77 x 2.53)

Double glazed window

Bedroom 3

9'4" x 8'3" (2.87 x 2.54)

Double glazed window to the rear

Bedroom 4

12'5" x 10'5" (3.81 x 3.18)

Double glazed window to the rear

Family bathroom

8'3" x 5'11" (2.53 x 1.82)

Fitted with an attractive suite with feature bath with a free standing tap with shower attachment and a separate shower cubicle with a modern handheld shower. Vanity wash hand basin with cupboards below, w/c and double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with two five bar gates open to the feature resin driveway for off street parking for numerous vehicles and extending to

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the right hand side leads to the garage/workshop. To the left hand side of the property is an access gate with a resin pathway leading to the rear of the property, the resin pathway becomes patio for a seating area, raised lawn area, screened oil tank and outside tap.

In front of the properties boundary wall is extra parking in the style of a lay-by.

Garage/workshop

21'11" x 10'4" (6.70 x 3.16)

Remote control roller door, storage in the loft space, light and power and upvc double glazed door to the rear garden.

Description

This highly attractive individual detached property has been substantially upgraded and improved to offer well planned, beautifully appointed living accommodation that simply must be seen to be fully appreciated. The property benefits from a good sized entrance hall, an upgraded cloakroom, good sized lounge, large separate dining room and beautifully appointed kitchen with utility room. To the first floor there is a good sized landing, four bedrooms and a family bathroom.

The property benefits from having double glazed windows, oil central heating, a good sized garage/workshop, gated driveway with off street parking for numerous vehicles and attractive enclosed garden to the rear. Due to this quality of property rarely becoming available an early application to view is strongly recommended.

Directions

From the M5 motorway interchange junction 23 at Dunball take the first exit onto the A39 Puriton Hill. At the next roundabout take the 3rd exit onto the continuation of Puriton Hill, proceed over the hill to the T junction, turn left onto Bath Road and take the 2nd left just before the petrol station onto Woolavington Hill and proceed

into the village passing the co-op convenience store on the left hand side. Proceed down the hill passing Higher Road on your left hand side, turn right into Church street and proceed until you find the property on your right hand side.

Material information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating
- Mains sewerage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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

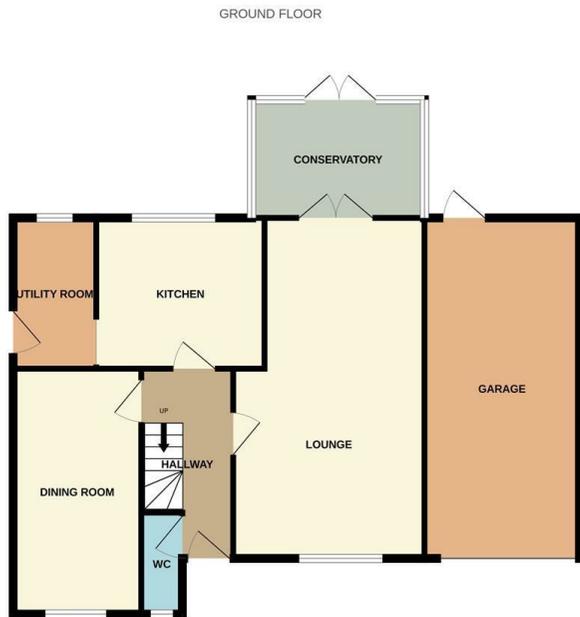
Flood Information:

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









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

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sales@berrymansproperties.net

IMPORTANT NOTICE

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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.
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Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

