



8 Crossmead, Bridgwater, TA7 8ER

£265,000

An "A" Rated link detached bungalow, on a sizable & very private plot. This beautifully presented property has a newly installed central heating system fitted and fully owned Solar panels which are positioned on both sides of the roof.

A particular feature of this appealing bungalow is the garden which has a sun deck overlooking the garden (ideal for Al Fresco dining). a separate office/studio (with power and light connected).

8 Crossmead is situated in this popular village of Woolavington with off street parking to the front leading to a good size garage.

The accommodation briefly comprises hallway, living room with multi fuel burner, kitchen/ breakfast room, two bedrooms and a bathroom.

Woolavington is approximately five miles North East of Bridgwater and within approximately two miles of junction 23 of the M5 where the HPC Park & Ride is located. The village is a short walk to the local park, school and all amenities including Church, village shops including Co-Op convenience store, primary school, pharmacy and medical centre.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via double glazed door with fanlight over leading to:

HALLWAY

Built in storage cupboard. Wood effect flooring. Doors to kitchen and the living room.

KITCHEN/ BREAKFAST ROOM 13'6 x 8'1 (4.11m x 2.46m)

Obscure double glazed window to side aspect. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and one and a quarter bowl stainless steel sink and drainer unit inset. Space and point for a cooker (current new cooker negotiable) with extractor over, space for a fridge/freezer, space and plumbing for a washing machine. Electric radiator, USB socket and breakfast bar for at least 2 stools. Tiled floor and tiled splashbacks. Obscure double glazed door to the garden.

LOUNGE/ DINER 16'00 x 12'1 (4.88m x 3.68m)

Double glazed window to front aspect. Feature fireplace with Woodford multi fuel burner with a Hetas compliance certificate. Electric radiator, wood effect flooring. Door to:

LOBBY

Airing cupboard housing hot water tank. Built in cupboard. Doors to bedrooms and bathroom. Loft hatch. Wall controls and ventilation for the Positive ventilation System. Wood effect flooring.

BEDROOM ONE 14'7 x 10'5 (4.45m x 3.18m)

Double glazed window to rear aspect. Electric radiator.

BEDROOM TWO 10'4 x 9'5 (3.15m x 2.87m)

Double glazed door and window combination unit leading to the sun deck overlooking the garden. Electric radiator, wood effect flooring.

BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece white suite comprising panelled bath and wall mounted electric shower over, vanity wash hand basin and close coupled WC. Tiled walls and wood effect flooring, radiator.

EXTERIOR

PARKING

For multiple vehicles on own drive.

GARAGE 16'00 x 8'00 (4.88m x 2.44m)

Accessed via up and over door to front with power and light connected. Timber doors to rear to access the garden.

GARDEN

Enclosed with panel fencing. Large patio area adjacent to bungalow. Sun deck for Al Fresco dining. Shingle beds, flower beds and borders. Decking area to the

rear of the garden. Side pedestrian access via secure timber gate.

STYLISH WOOD CABIN 12'00 x 8'00 (3.66m x 2.44m)

Durable and to be used all year round as a possible office or studio. It has several sockets and a USB point. French doors to front with dual aspect windows providing lots of natural light. The electrics provide a building regulation certificate of compliance and has the added advantage of its own small electric box.

SERVICES

Mains electricity, water and drainage.

HEATING

Samsung Air Heat Pump and multi fuel burner in living room.

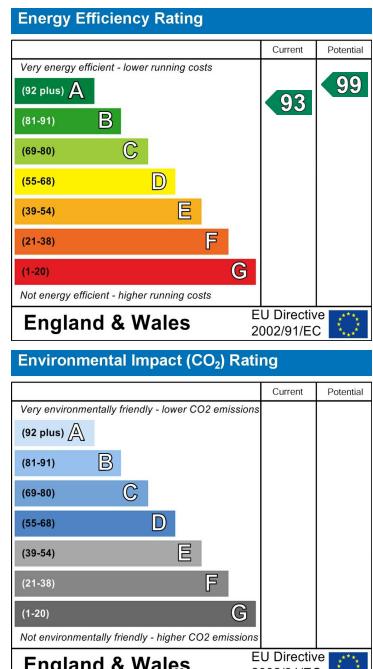
Floor Plan



Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.