

THE CAUSEWAY

Woolavington, Bridgwater, TA7 8DN

Offers In The Region Of £399,950

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Woolavington, Bridgwater, this delightful detached former chapel offers a unique blend of character and modern living. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The interior boasts period features that add a touch of historical charm, creating a warm and inviting atmosphere throughout.

The heart of the home is the generous reception room, which provides an ideal setting for relaxation and entertaining. The well-appointed bathroom ensures comfort and convenience for all residents.

One of the standout features of this property is the double garage, which not only offers ample storage but also includes accommodation above, presenting an excellent opportunity for guests.

Situation

*Detached former chapel*3 double bedrooms*family Bathroom*lounge*Kitchen/Family Room*Downstairs WC*Oil Fired Central Heating*Double Glazing*Double garage*Enclosed rear Garden*

Local Authority

Somerset Council Council Tax Band: E
Tenure: Freehold
EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk





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Accommodation
All measurements are approximate.

Entrance
Side door is the main entrance for this property from the graveled driveway.

Lounge
18'4 x 11'10 (5.59m x 3.61m)
Double glazed wood window to side, wood double glazed doors to rear either side of the feature fire place with stone wall, wood burner and hearth, radiator.

Kitchen
18'4" x 18'4" (5.6 x 5.6)
Including depth of hallway, range of wall and base units with contrasting granite black worktops, space for range with extractor over, wood double glazed window to front and side, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for free standing fridge/freezer, spot lighting, tiled flooring, double arch doors to front entrance porch.

Hallway
Tiled floor, storage cupboard, radiator, stairs rising to the first floor, under stairs cupboard, feature arch glass double doors to:

Family Area
Radiator, tiled floor, can be used as dining area or family area.

Front Porch
To the front of the property access is available into the porch with victorian style tiled floor an cloak handing space.

WC
Double glazed wood window to front, low level WC, vanity sink with cupboard under, tiling to compliment, extractor fan, heated towel rail.

Landing
Full height vaulted ceiling with velux window, loft access, spot lighting, smoke alarm.

Bedroom 1
12'2 x 12'2 (3.71m x 3.71m)
Dual aspect wood double glazed windows to side and rear overlooking the garden, radiator, walk in wardrobe, door to:

En Suite
6' x 5'9 (1.83m x 1.75m)
Wood double glazed window to side, separate shower cubicle with electric shower, low level WC, pedestal wash hand basin, fully tiled floor and walls, spot lights, heated towel radiator.

Bedroom 2
13' x 9' (3.96m x 2.74m)
Double glazed wood window to side, double glazed window to front, radiator, built in wardrobe.

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Bedroom 3

13' x 9'2 (3.96m x 2.79m)
Wood double glazed window to front, velux window, radiator, built in wardrobe with glass sliding doors.

Family Bathroom

6'2" x 5'6" (1.9 x 1.7)
Panel bath with electric shower and glass screen, wash hand basin with cupboard under, tiling to compliment, heated towel radiator, extractor fan, ceiling spots.

Outside

Timber shed

Utility

9'6" x 3'7" (2.9 x 1.1)
This utility is outside and is enclosed by wood double doors, cupboards and work top, space and plumbing for washing machine and space for tumble dryer, further space for freezer, wall mounted boiler.

Double garage

19'8" x 18'0" (6 x 5.5)
Detached garage with power and lighting, two sets of double doors, fold out stairs to 1st floor which is currently being used for guests.

Side Garden

Enclosed by stone walls, graveled for ease of maintenance, ample parking space, wooden gates, there is also an area behind the garage which houses the oil tank and for extra storage in the garden, there is also a wood store

Rear Garden

Patio area with steps leading up to the lawn, there are mature shrub borders, side gate, enclosed by panel fencing.

Material Information...

Additional information not previously mentioned
- Mains electric, gas and water
- Water metered
- Oil Fired Central Heating and wood burner
- Mains Drainage
- 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

Council Tax Band E


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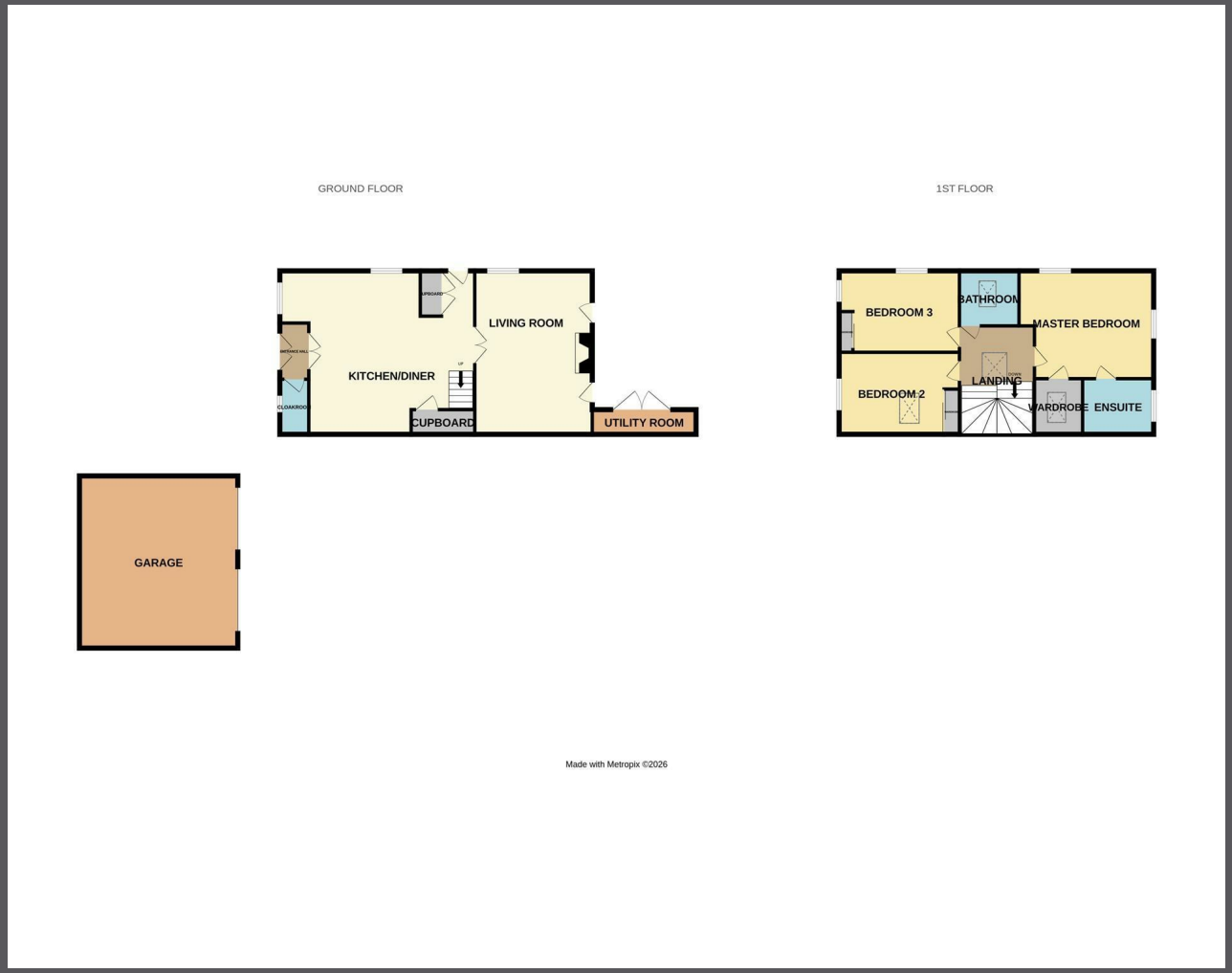




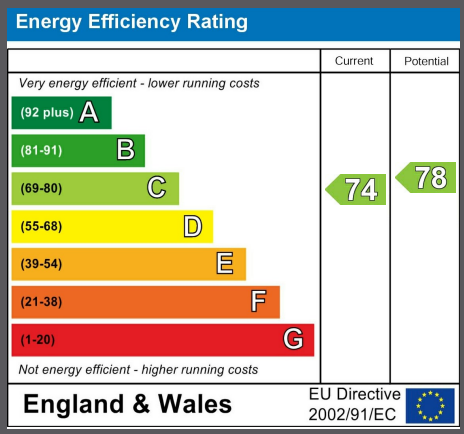




PLAN







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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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