


# 17 Highcroft

Woolavington, TA7 8EU

Price £269,500

BERRYMAN'S

# PROPERTY DESCRIPTION

A very well presented, three bedroom, semi detached house. Situated in the popular Polden Hills village of Woolavington and enjoying far reaching views across the Somerset Levels to Brent Knoll and The Mendips in the distance.

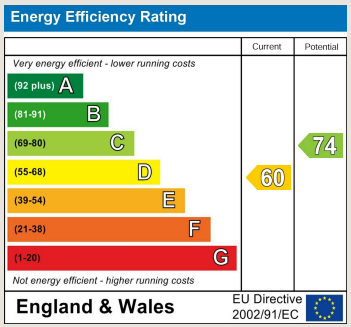
Entrance hall* Lounge to the front with garden views* Dining room with patio doors to the rear gardens* Modern, fitted kitchen with built in appliances* Side lobby* Utility* Cloakroom* Workshop* Three bedrooms* Modern shower room* Double glazing* Oil fired central heating* Open plan garden to the front* Driveway parking* Car port* Beautifully landscaped, mature rear gardens*

## Local Authority

Somerset Council  Council Tax Band:  B

Tenure:  Freehold

EPC Rating:  D














# PROPERTY DESCRIPTION

**Accommodation (Measurements are approximate)**

Double glazed entrance door with obscure glazed panel to the:

**Entrance Hall**

Two further double glazed windows with obscure panes, hard flooring, radiator and stairs rising to the first floor.

**Lounge**

12'7" x 11'2" (3.86 x 3.41)

Radiator, large double glazed picture window overlooking the front garden and enjoying views across the Somerset Levels to Brent Knoll in the distance. Opening to the:

**Dining Room**

12'7" x 7'7" (3.85 x 2.33)

With hard flooring, radiator, understair storage cupboard, double glazed sliding patio doors to the rear garden. Opening to the:

**Kitchen**

12'0" x 7'9" (3.66 x 2.37)

Re-fitted with a range of modern grey and white fronted units including base cupboards and drawers with wall mounted cupboards over, contrasting worktops, integrated fridge, integrated freezer, eye level oven and grill, tiled splashbacks, four ring electric hob with extractor hood over, one and a quarter bowl stainless steel sink unit with mixer tap, double glazed window overlooking the rear garden, hard flooring and door to the:

**Side Lobby**

6'1" x 3'7" (1.86 x 1.11)

With tiled floor and double glazed door with obscure glazed panel and double glazed window to the front. Opening to the:

**Utility**

10'4" x 8'0" (3.17 x 2.46)

Tiled floor, worktop with inset stainless steel sink unit and cupboard under, wall mounted cupboards, space for washing machine and floor mounted oil fired boiler. Space for fridge freezer and tumble dryer. Double glazed door with obscured panels to the rear garden and door to:

**WC**

5'6" x 2'6" (1.69 x 0.77)

With low level w.c. tiled floor and double glazed window.

**Workshop**

16'8" x 7'9" maximum (5.1 x 2.37 maximum)

With window.

**First Floor Landing**

Access to roof space.

**Bedroom 1**

12'9" x 8'7" (3.91 x 2.63)

Double glazed window to the front enjoying views across the Somerset Levels towards Brent Knoll. Radiator, built in double wardrobe with hanging rail and shelf and built in linen cupboard with shelving.

**Bedroom 2**

9'8" x 7'8" (2.95 x 2.34)

Double glazed window to the rear and radiator.

**Bedroom 3**

10'1" x 6'0" (3.08 x 1.83)

Radiator and double glazed window overlooking the rear garden.

**Shower Room**

8'3" x 6'8" (2.53 x 2.05)

A white suite comprising corner shower cubicle with glazed screen and wall mounted shower, low level w.c. with concealed cistern, vanity wash hand basin with cupboards under. Radiator, obscured double glazed window and heated towel rail.

# PROPERTY DESCRIPTION

**Outside**

To the front of the property the garden is open plan and laid mainly to lawn with gravel border.

Driveway to the side providing parking and leading to the CARPORT which gives access to the rear lobby and utility room.

**Rear Garden**

The rear garden is a particular feature of the property being beautifully landscaped with areas of patio, rockery, lawn, mature flower and shrub borders.
Oil tank, greenhouse.
Steps up to further area of garden which has a curved patio area and two fish ponds with feature rockery and shrub borders.
To the end of the garden a wooden archway gives access to a further hardstanding area where there are two metal garden sheds with trellis screening.
Outside tap. Enclosed by timber fencing.

**Description**

This well presented, semi detached home is situated on the edge of the Polden Hill in the popular village of Woolavington. With facilities including church, primary school, village hall and two village shops, the village is also well located for M5 motorway access at Junction 23 at Dunball.

The property is situated in a slightly elevated position and therefore enjoys far reaching views across the Somerset Levels to Brent Knoll and The Mendips in the distance. The accommodation is presented over two floors and briefly comprises; entrance hall, lounge, separate dining room, modern, fitted kitchen, utility extension with workshop and cloakroom off. To the first floor there are three bedrooms and re-fitted shower room. The accommodation is enhanced by oil fired central heating and double glazing. Parking is in the form of a driveway leading to a car port.

A particular feature of the property are the beautifully landscaped rear gardens which have been thoughtfully designed and are maturely planted with areas of patio, lawn, raised beds and borders, fishponds and a screened area containing two metal sheds.

An early inspection to view is thoroughly recommended.

**Directions**

From the M5 junction 22 roundabout take a left turn signposted Highbridge. Take the next left into Burnham Moor Road and proceed to the T junction taking a right and follow the signs to Bason Bridge and East Huntspill. Proceed through the village of East Huntspill and follow the signs for Woolavington. Proceed into the village and up the hill taking a right into Old Mill Road. Continue along Old Mill Road turning first right into Highcroft where number 17 can be found on the left hand side.

**Material Information**

Additional information not previously mentioned
Council Tax Band-B
EPC-D

- Mains electric and water
- Water metered
- Oil heating
- 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



















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

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## 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. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 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