

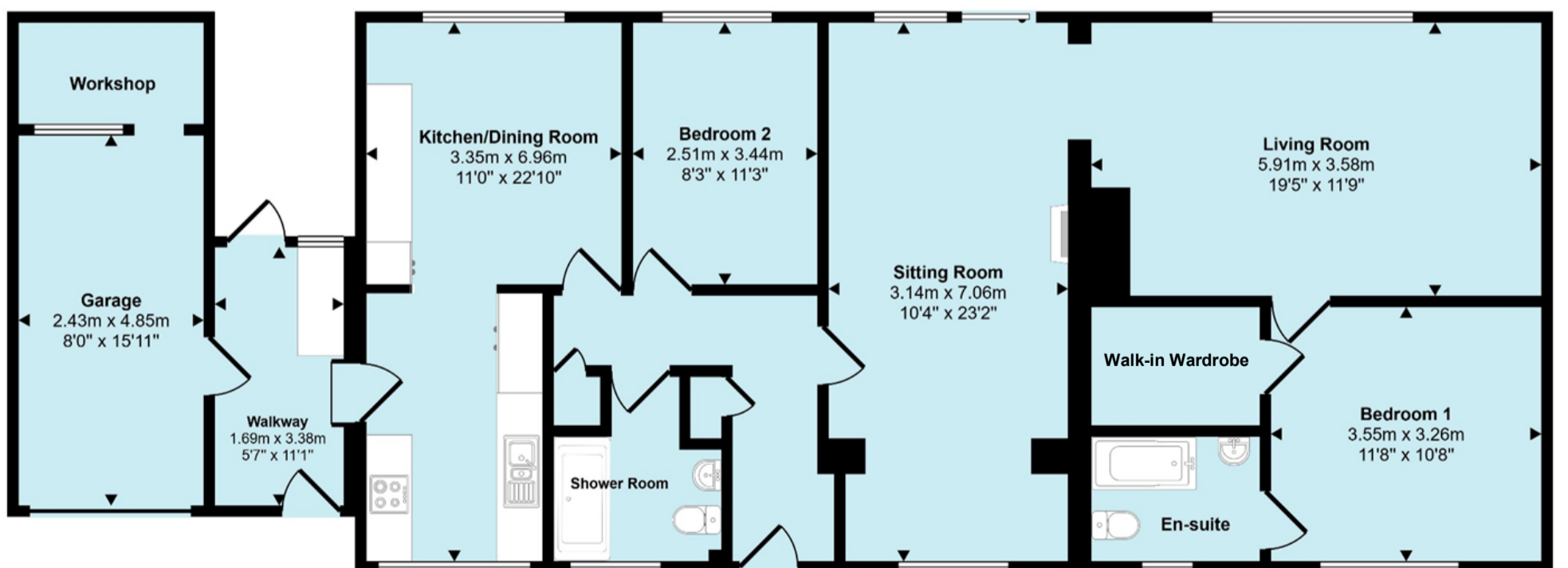


Edgebury
 Woolavington, Bridgwater, TA7
 £385,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Edgebury is a beautifully presented and extended two bedroom detached bungalow situated in the popular village of Woolavington. It sits on a large corner plot benefitting from off-road parking, a garage and oil fired central heating.

- Popular village of Woolavington
- Over 19' living room with rear aspect
- Over 23' sitting room with rear aspect
- Kitchen/Dining Room over 22'
- Shower room
- Two bedrooms, one with an en-suite
- Garage/workshop
- Off-road parking for two cars
- Viewings come highly recommended

THE PROPERTY:

The accommodation comprises an entrance hall, a sitting room – which has a door onto a raised patio area – overlooking the garden, an office space and a living room which overlooks the rear garden and has a large picture window.

Bedroom one overlooks the front garden and has an en-suite shower room together with a large walk-in cupboard. Bedroom two overlooks the rear garden. The kitchen/dining room – this end of the bungalow has been reconfigured as the dining area was the third bedroom – the kitchen benefits from a range of wall and base units, an integrated cooker and grill, an electric hob and space for a washing machine and a dishwasher.

A door from the kitchen opens to a walkway which gives access to the front and rear of the property but also to the garage/workshop. The bungalow also enjoys a shower room.

The property also benefits from a new oil fired boiler.

Outside - To the front of the property the garden is laid to lawn with some mature plants and trees and off-road parking for up to two vehicles leads to the garage.

The garden to the rear is also a good size benefitting from cleverly designed sections to make the most of the sunshine. There is a raised patio which gives you access to the sitting room. The rear garden is predominantly laid to lawn with decorative planted areas. The roses in this garden are superb and give off an amazing aroma.

The garden also benefits from a number of good storage sheds and a shed housing the oil tank.

A viewing of the property comes highly recommended not only to appreciate its position within the village but also what the residence has to offer.

LOCATION:

Woolavington offers a range of shopping facilities for day-to-day use. There is a local church, village hall, infant and primary schools and a Co-op store is within easy walking distance of the property. There is a Hinkley Point bus stop within walking distance. The M5 motorway, Junction 23, can be accessed from the neighbouring village of Puriton. The market town of Bridgwater is approximately 5 miles distance away and offers a wide range of shops, educational and leisure facilities. There are main line rail links via Bridgwater Railway station plus a daily coach service to London Hammersmith from Bridgwater Bus station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, oil central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: D

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data with EE and Three.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2026.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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