

Whitley Meadows
Woolavington
Bridgwater
TA7 8FH







£320,000

- Spacious Detached Family Home
- Constructed by Newland Homes in 2016
 - Three Bedrooms
 - Two Bathrooms
- Lounge with Bay Window
- Open-Plan Kitchen/Dining Room
 - Conservatory
 - Cloakroom
- Garage (Partially Converted) & Driveway
- Gas Central Heating, Double Glazing & PV Solar Panels

A well-presented modern detached family home, occupying an attractive position within a small development on the outskirts of the popular village of Woolavington. Overlooking a pleasant green and children's play area, this energy-efficient property benefits from PV solar panels, an impressive open-plan kitchen/dining room, conservatory, and a partially converted garage currently utilised as a gym and storage space.

Offering well-balanced accommodation throughout, this attractive home is ideally suited to modern family living, combining spacious indoor accommodation with a landscaped rear garden and excellent access to local amenities, commuter links, and the nearby Gravity Smart Campus.

ACCOMMODATION

This double glazed and gas centrally heated home offers well-balanced accommodation, briefly comprising an entrance hallway, cloakroom, lounge with bay window, open-plan kitchen/dining room, and a conservatory overlooking the rear garden. To the first floor are three bedrooms and a family bathroom, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room.

Externally, the property enjoys an attractive outlook to the front across a green and play park. The enclosed rear garden has been thoughtfully landscaped over tiered levels, incorporating areas of lawn and patio, ideal for relaxing and entertaining. To the side of the property is a driveway providing off-road parking, together with a partially converted garage currently utilised as a gym and storage space.

LOCATION

Woolavington offers a range of everyday amenities including a village hall, church, Co-op convenience store, and both infant and primary schools. Excellent road connections are available via Junction 23 of the M5 motorway in nearby Puriton, while Gravity Smart Campus, one of the region's major employment and innovation hubs, is also within easy reach.

The nearby market town of Bridgwater, approximately five miles away, provides an extensive range of shopping, leisure, and educational facilities. The town also benefits from a mainline railway station and regular coach services to London, making the area an excellent choice for commuters and families alike.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £160 per annum

EPC Rating: C

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

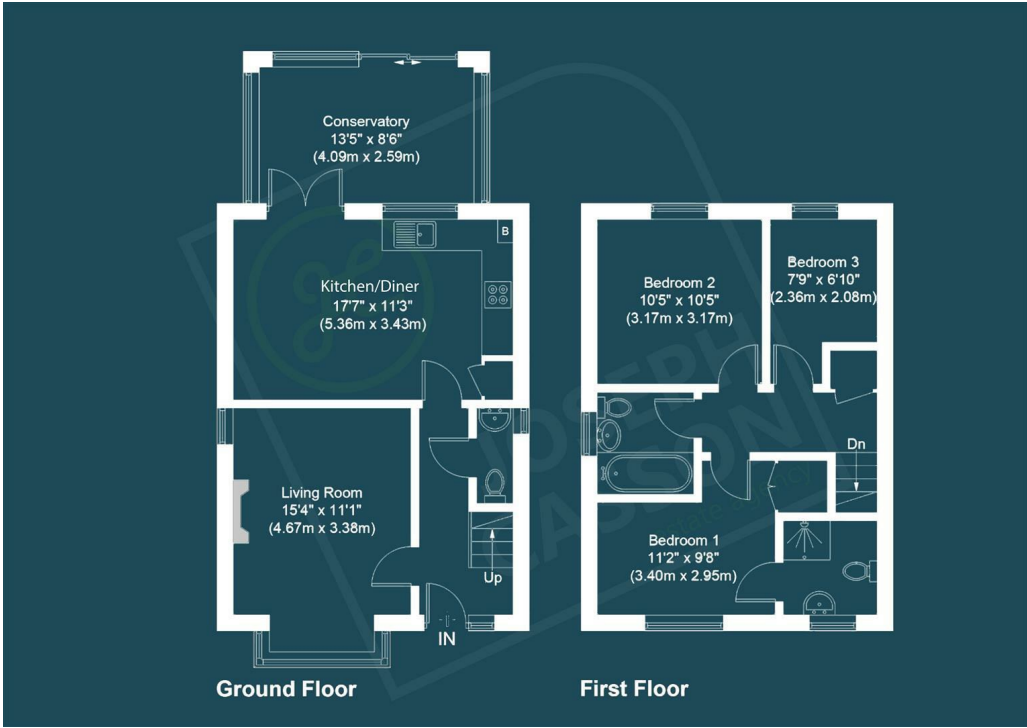
Mains Gas Supply: Yes

Central Heating: Yes

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location





BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

PLANNING PERMISSION

The land to the rear of Whitley Meadows forms part of the Gravity Smart Campus Development. Planning application number: 95/21/00001

Council Tax Band

D

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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