



Sedgemoor Way

Woolavington, Bridgwater, Somerset, TA7

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION:

A beautifully presented two bedroom bungalow with carport and rear garden which benefits from a sunny, westerly aspect which backs onto open farmland. The property benefits from central heating as well as a recently refitted kitchen and newly fitted shower room. At the rear there is a double glazed conservatory. The property is double glazed and centrally heated.

The accommodation comprises an entrance hall which leads into a kitchen/breakfast room and this room is attractively finished in a two-tone colour scheme in mauve and cream along with solid oak worktops. There are recesses for various appliances together with room for a kitchen table and chairs if required. Off the kitchen is a utility/study with a cupboard off which was a former larder. At the rear is a living room with newly installed wood burner. Beyond this is a conservatory which is double glazed and has a delightful outlook over the rear garden. There are two generous sized bedrooms which are complemented by a newly fitted shower room which includes a double shower cubicle, WC and basin.

Outside – There is a gravelled front garden and alongside a carport. At the rear is a private area laid to lawn with flower and shrub beds which can be accessed via a pathway at the far boundary.

DIRECTIONS:

From our St Mary Street offices proceed through the one-way system to the mini-roundabout. Go straight on and turn left at the traffic lights. Go straight through the next four sets of traffic lights and take the third exit at the roundabout on to Bath Road. Go over the next roundabout, taking the first exit. Continue on the A39 Bath Road at the traffic lights bear to the right and continue for approximately $\frac{3}{4}$ of a mile and then turn left following the signs to Woolavington, just before the petrol station. Upon entering the village of Woolavington take the second left in to Old Mill Road, take the second left into Sedgemoor Way where the property can be found on the left hand side.

LOCATION:

Situated in the popular village of Woolavington which offers a range of facilities for day-to-day use including church, village hall, infant and junior schools and a Co-op convenience store. The M5 motorway junction 23 can be accessed without passing through the town centre. Bridgwater offers a wide range of amenities including retail, leisure and educational facilities. There are main line links via Bridgwater Railway Station. Regular bus services run to Taunton, Weston-super-Mare and Burnham-on-Sea from Bridgwater Bus Station together with a daily coach service to London Hammersmith. Main line links are available via Bridgwater railway station.



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ACCOMMODATION [All measurements are approximate],

ENTRANCE HALLWAY, KITCHEN/BREAKFAST ROOM 14'8" x 12' (4.47m x 3.65m), UTILITY ROOM/STUDY 12'1" x 5'5" (3.68m x 1.65m),

LIVING ROOM 14'8" x 10'8" (4.47m x 3.25m), CONSERVATORY 14'9" x 8'4" (4.49m x 2.54m), BEDROOM ONE 15' x 8'10" (4.57m x 2.69m),

BEDROOM TWO 11'1" x 9'4" (3.37m x 2.84m), SHOWER ROOM

OUTSIDE – FRONT AND REAR GARDENS, CAR PORT

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Woolavington Bridgwater | Somerset | TA7**

Price: £210,000

GENERAL REMARKS AND STIPULATION

Tenure:

The property is offered for sale freehold, by private treaty with vacant possession on completion.

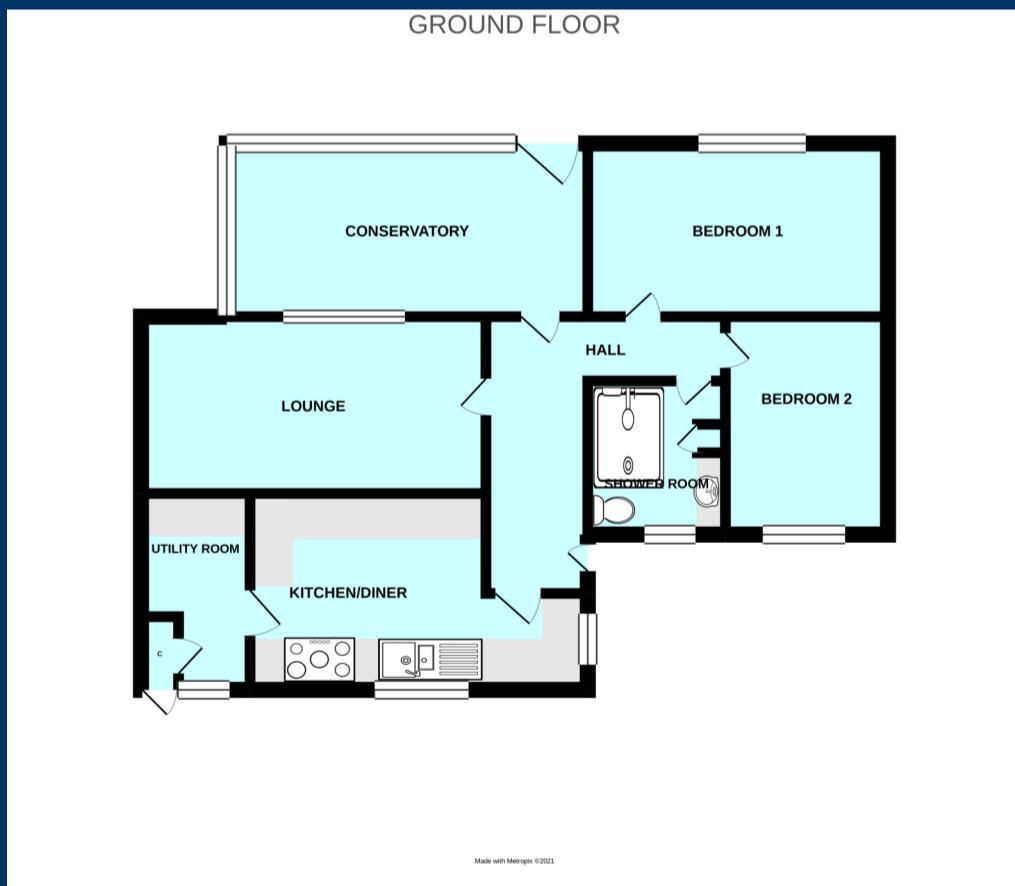
Services:

Mains water, mains electricity, mains drainage, electric heating.

EPC: E48



Floorplan:



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The Property
Ombudsman

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TA6 3LY** bridgwater@wilkie.co.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, references 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 2021.

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.

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. 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 the 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.

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