



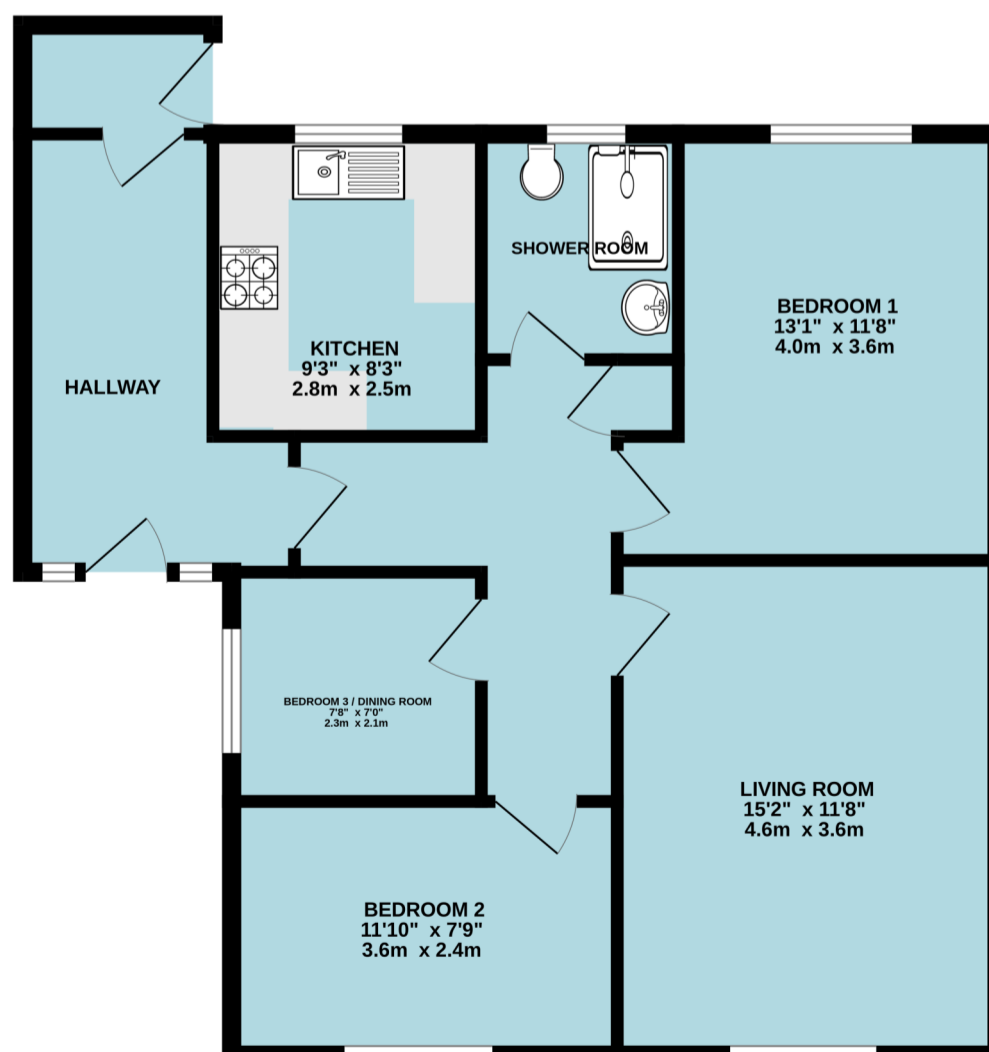
Broadlawn
 Woolavington, Bridgwater, TA7
 £262,000 Freehold

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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A superbly presented recently decorated three bedroom semi-detached bungalow with far reaching views across the Somerset Levels, culminating in the Mendip Hills in the distance.

The bungalow is spacious throughout and also enjoys a private south facing rear garden. The property is double glazed and has electric heating throughout.

- Polden Hill village of Woolavington
- Superbly presented throughout
- Three bedroom bungalow
- Over 15' lounge with front aspect
- Well fitted kitchen
- Good size bedrooms
- Front garden
- Southerly facing rear garden
- Driveway
- Garage

THE PROPERTY:

A superbly presented recently decorated three bedroom semi-detached bungalow with far reaching views across the Somerset Levels, culminating in the Mendip Hills in the distance.

The bungalow is spacious throughout and also enjoys a private south facing rear garden. The property is double glazed and has oil fired central heating throughout.

The accommodation includes a large entrance hall which historically has been extended and now includes additional storage space/utilities' area. This provides access to the rest of the bungalow which includes a generous size living room with far reaching views across the Somerset Levels and Brent Knoll. The kitchen is well fitted with a range of wood fronted base and wall cupboards and contrasting rolltop working surfaces. Built within is a double oven, ceramic hob and hood together with recesses for various appliances.

There are three bedrooms all of which are well proportioned – one is currently used as a dining room. The bedrooms are complemented by a well fitted shower room with a large walk-in shower cubicle, basin and WC.

Outside – The gardens are of a reasonable size – the front comprising predominantly lawn whilst at the rear is a private area which comprises a patio, gravel and flower and shrub beds which benefits from a sunny southerly aspect.

Finally at the rear is a driveway and a garage.

LOCATION: Situated in the Polden Hill village of Woolavington. The village offers a range of facilities for day-to-day use including church, village hall, infant and junior schools and a Co-op convenience store. 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.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Traditionally built.

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

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

Council Tax Band: B

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 330Mbps download and 50Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE and Three. Voice only: O2.

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 February 2024.

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.

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