



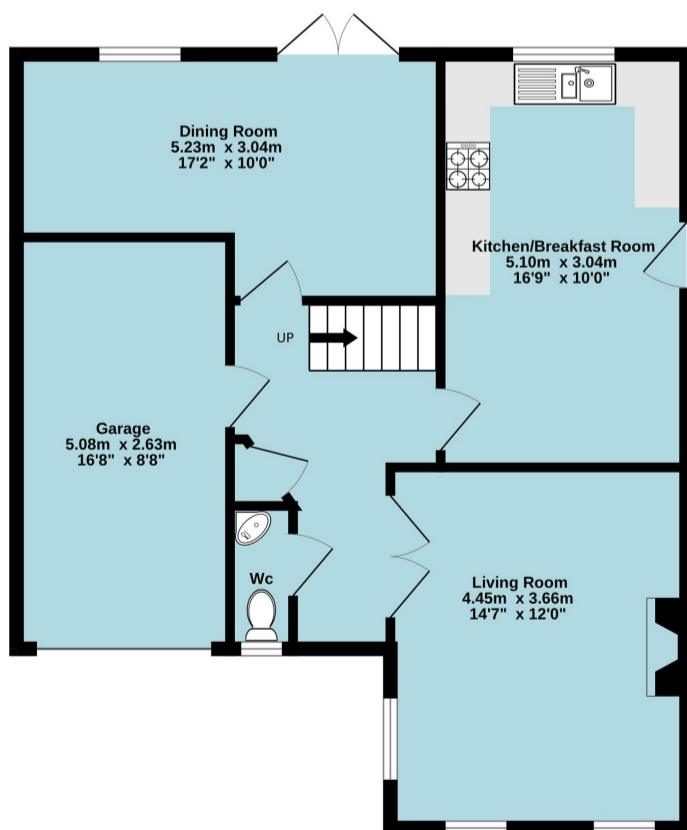
Horton Way
 Woolavington, Bridgwater, TA7 8JP
 £355,000 Freehold

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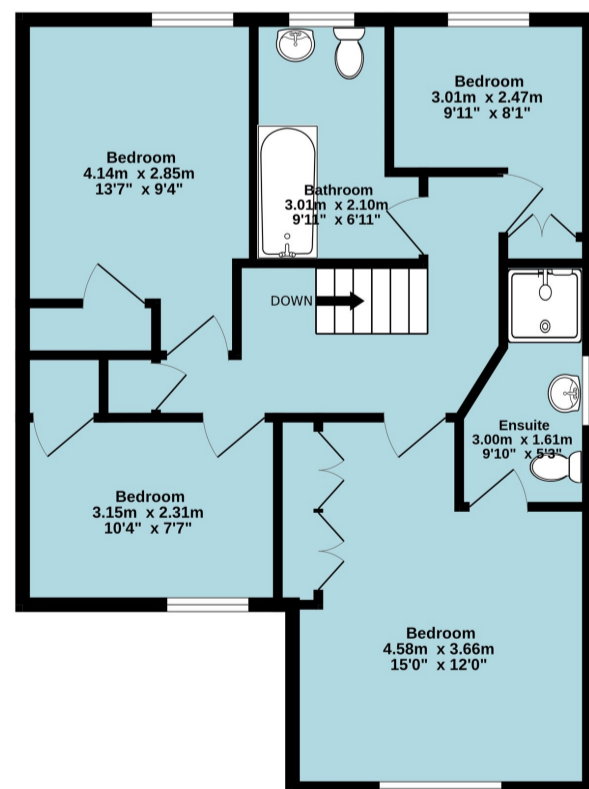
Wilkie May & Tuckwood

Floor Plan

Ground Floor



1st 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 larger than average detached family home with superb views at the rear over farmland culminating in the Mendips and the Welsh coastline. The house benefits from a newly fitted kitchen as well as an en-suite to the principal bedroom. It is located in a quiet cul-de-sac location and includes a newly fitted gas fired boiler together with uPVC double glazed windows installed in 2022.

- Detached house in village location
- Far reaching views
- Over 16' newly fitted kitchen
- Living room with front aspect
- Dining room over 17' in length
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Three bedrooms
- Bathroom
- Newly installed gas central heating
- Front and rear gardens
- Garage

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor with a useful cupboard under. Off is a cloakroom with WC and a basin. The living room is dual aspect and includes a mock fireplace. There is a large dining/family room with both a window and French doors to the rear garden with distant views across to Wales. Finally on this floor is a kitchen/breakfast room which has been well fitted and finished with cream fronted base units and contrasting rolltop working surfaces. There is an oven and hob and recesses for other appliances together with a newly installed gas fired boiler.

On the first floor the principal bedroom includes a dressing area with wardrobes and an en-suite shower room with a cubicle, basin, WC and a heated towel rail. The three remaining bedrooms are all well proportioned and are complemented by a bathroom which includes a white bath, with shower over, WC, basin and a heated towel rail.

Outside – There is a garage with a roller door and very pleasant gardens particularly at the rear which consist of a patio, lawn, gravel and a vegetable patch. It is sunny having a westerly aspect.

LOCATION: Situated in the Polden Hills village of Woolavington which offers a range of shopping facilities for day-to-day use. There is a local church, village hall, infant and junior schools. 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. Main line railway links are available via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Brick cavity.

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

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

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Limited voice and data available with EE and Three,. Limited voice only O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** 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 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY



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