



4 Crancombe Lane
Woolavington, Somerset, TA7 8DZ

Brightest move

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£400,000



A chance to acquire this detached bungalow which is situated in a slightly elevated position just off Higher Road in the Lower Polden Hills village of Woolavington. This three bedroom home was originally built in the 1970s but has been extensively improved in recent years by the present owners. Both kitchen and bathroom have been refitted and a new central heating system was installed in October 2021 under the benefit of a 5 year guarantee.

Most of the internal doors have been replaced with solid oak doors and all rooms have been redecorated and the utility room has been remodelled to create a shower room with WC. In addition all the external walls have been redecorated this year.

The double glazed and centrally heated accommodation briefly comprises hallway, living room, refitted kitchen/diner, three good size bedrooms, refitted bathroom with separate shower cubicle, utility room, shower room/WC and garden room.



The village of Woolavington offers a range of amenities including Church, village shops including Co-Op convenience store, primary school, pharmacy and medical centre.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains electricity, water and drainage HEATING: LPG central heating system.

TENURE: Freehold COUNCIL TAX BAND: D



- Living Room** 17' x 12' (5.18m x 3.66m)
- Bedroom One** 11' 9" x 10' (3.58m x 3.05m) (Excluding wardrobes)
- Bedroom Two** 11' x 9' 10" (3.35m x 3m)
- Bedroom Three** 10' x 7' 09" (3.05m x 2.36m)
- Kitchen/Diner** 18' x 10' 04" (5.49m x 3.15m)
- Utility Room** 11' 07" x 5' 02" (3.53m x 1.57m)
- Garden Room** 9' x 7' (2.74m x 2.13m)
- Garage** 17' 10" x 16' 09" (5.44m x 5.11m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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