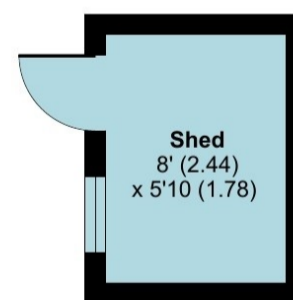
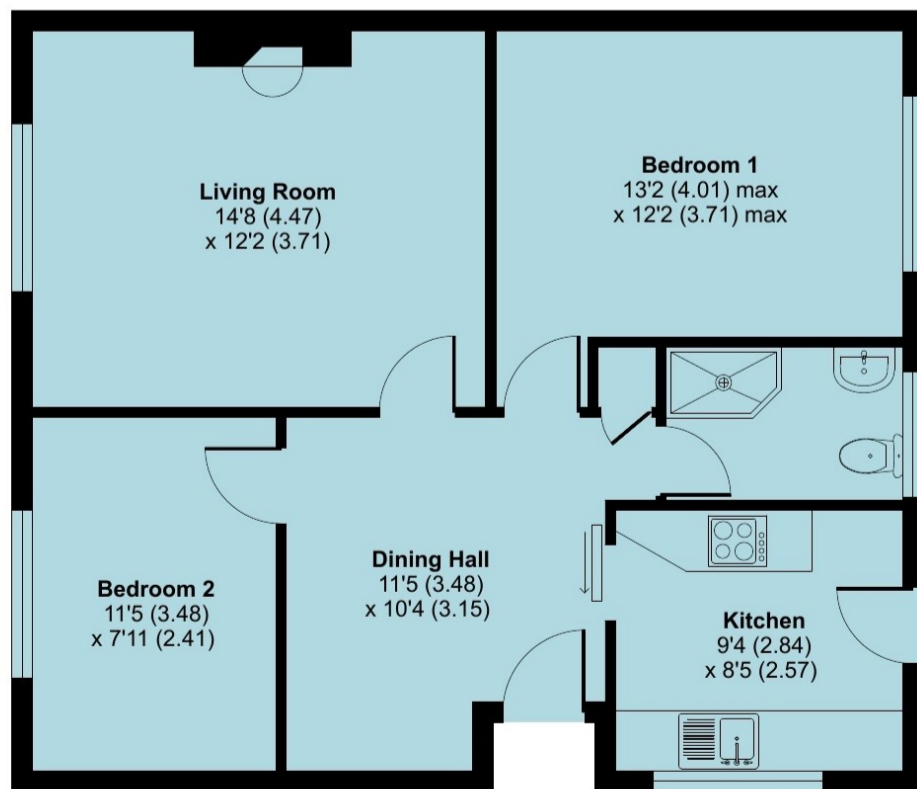




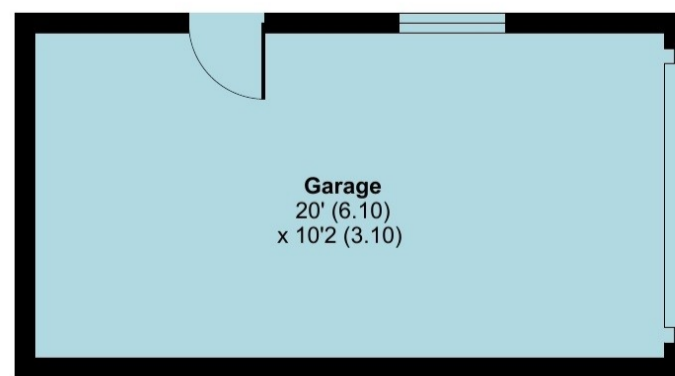
Broadlawn
 Woolavington, Bridgwater, TA7
 £260,000 Freehold

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Wilkie May & Tuckwood



OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Nicholas Hale TA Wilkie May & Tuckwood Bridgwater. REF: 1161013

Description

A very well presented and maintained two bedroom semi-detached bungalow with central heating and double glazing throughout. The property enjoys far reaching views from the rear towards the Mendip Hills and is particularly light and airy internally. There are pleasant low maintenance gardens which are larger than average together with off-road parking, garage and outhouse.

The property is offered to the market with no onward chain.

- Popular village location
- Two double bedroom bungalow
- Living room overlooks garden
- Dining hall
- Gardens
- Garage, shed and off-road parking

THE PROPERTY:

The accommodation comprises a door which opens into the dining hall which has ample space for a dining room table and chairs. Off, is a living room which enjoys an outlook over the front garden and a feature open fireplace. There is a kitchen which is well fitted with white base and wall cupboards and recesses for various appliances and a door to the outside.

Both of the bedrooms are doubles – one enjoys an aspect over the front and the other the rear – and these are complemented by a shower room with shower cubicle, basin and WC.

Outside – There are large lawned gardens at the front and side with flower and shrub beds. At the rear is a patio, lawn and flower bed. Alongside is a driveway which provides off-road parking and leads to a garage (20'0" x 10'2") via an electric up and over door. In addition is a useful garden store.

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: Traditional construction.

Services: Mains water, mains electricity, mains drainage, oil 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 limited with EE and Three. Voice only limited with O2.

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 August 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



wilkie.co.uk

