

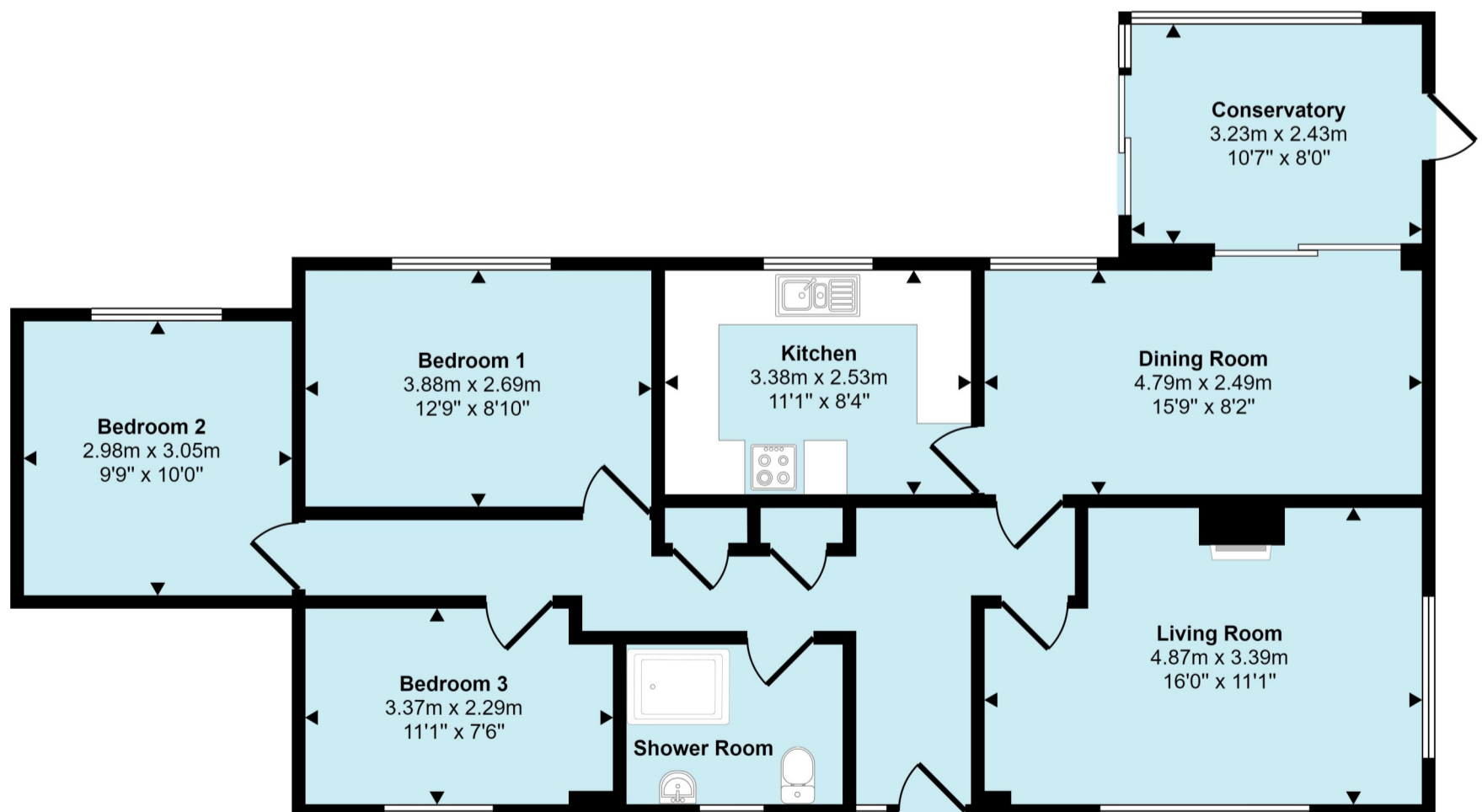


The Drive
 Woolavington, Bridgwater, TA7
 £399,950 Freehold

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Wilkie May & Tuckwood

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This three bedroom detached bungalow benefits a living room and a separate dining room and is served by oil fired central heating. The property has enclosed private gardens with a studio to the rear and is offered to the market with no chain.

- Woolavington village location
- Extremely well presented throughout
- Three double bedrooms
- Living room with front aspect
- Dining room with rear aspect
- Modern kitchen
- Shower room
- Conservatory overlooking garden
- Over 20' garage and off-road parking
- Front and rear gardens
- Over 19' studio in the rear garden

THE PROPERTY:

The property is an extremely well presented three double bedroom detached bungalow with a separate dining room, conservatory and studio to the rear. The bungalow is served by oil fired central heating and the accommodation comprises a door to a substantial entrance hall, where there is an airing cupboard with a further storage cupboard. The property has a front aspect living room with coving to the ceiling and a gas fire set within a fireplace surround. There is a separate dining room with rear aspect sliding doors opening onto a conservatory which is fully double glazed with a polycarbonate roof and ceramic tiled flooring. From the dining room there is access to the kitchen which is fitted with a modern range of white fronted units with high and low level storage cupboards, recesses for domestic appliances including a washing machine, cooker with an extractor hood over.

The property benefits from an inner hallway and access to three double bedrooms and a shower room with a double shower cubicle, WC, vanity basin and a double glazed window.

The garage/workshop is accessed from the conservatory and is over 20' in length and houses the oil boiler for the central heating system with a metal up and over door along with light and power connected.

Outside - To the front and to the side are gardens laid to lawn with a driveway providing off-road parking and a turning area and to the rear the garden has been landscaped with a paved patio, enclosed by walling and a lawned area, providing a private garden area. To the rear of this garden is a substantial studio with double glazed windows and is over 19' in length.

LOCATION: Situated in the older part of the village of Woolavington it 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 at Puriton. The town of 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.



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, oil central heating.

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

Council Tax Band: D

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with EE and Three. Voice only limited with 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 October 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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