

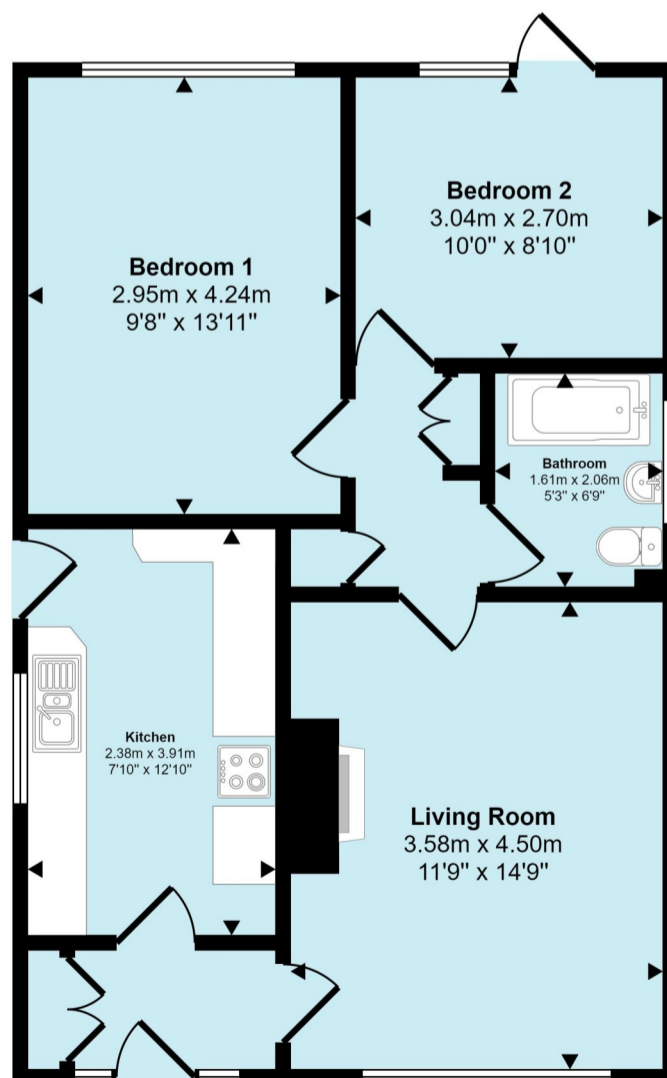


**Crossmead**  
 Woolavington, Bridgwater, TA7  
 £284,950 Freehold

			<b>A</b>
<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



Floorplan

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

An 'A' rated very economical to run, beautifully presented link detached bungalow. It benefits from both owned solar panels (12 in total) on the roof as well as an air source heat pump which provides the primary heating source. The bungalow has been refurbished to include a superb kitchen and bathroom along with a low maintenance garden. The property benefits from off-road parking and a garage.

- Two double bedroom bungalow
- Village location
- 'A' rating Energy Performance Certificate
- Over 14' living room with wood burner
- Superb kitchen and bathroom
- Owned solar panels
- Air source heat pump
- Low maintenance rear garden
- Studio/office in garden
- Garage
- Off-road parking

## THE PROPERTY:

The accommodation comprises a door to the entrance hall with useful storage cupboard, a kitchen with an upgraded range of high and low level units with a breakfast bar, sink, double glazed door, recesses for domestic appliances and an extractor fan. The residence has a separate living room with inset wood burner set within a fireplace surround.

An inner lobby has two storage cupboards with access to two double bedrooms and these are complemented by a bathroom – with bath, WC, vanity basin, a double glazed window and new large eco-friendly towel rail.

Outside – To the front the garden has been designed with a parking area with a driveway providing further parking leading to the garage. The rear garden has been designed for low maintenance with an area for shrubs, is laid to a patio along with decking areas. There is a studio/office area with power connected.

**LOCATION:** Situated in the Polden Hills village of Woolavington which offers a range of local amenities within a comfortable distance including Doctors' Surgery, Pharmacy, Co-op with Post Office facility, Fish & Chip Takeaway, Church, two Village Halls and infant and junior schools. The M5 motorway junction 23 can be accessed without passing through Bridgwater. Woolavington is ideally situated including a short distance from the sea which is within a 20-minute drive approximately.

Bridgwater offers a wide range of amenities including retail, leisure and educational facilities. Main line railway links are available via Bridgwater Railway and Highbridge & Burnham-on-Sea stations. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London.



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## GENERAL REMARKS AND STIPULATION

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

**Construction:** Brick/block cavity with tiled roof.

**Services:** Mains water, mains electricity, mains drainage, air source heat pump.

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

**Council Tax Band:** C

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 313Mbps download and 50Mbps 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.

**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 January 2025.

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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