



GIBBINS RICHARDS   
Making home moves happen

6 Mount View, Woolavington, Nr. Bridgwater TA7 8ET  
**£229,995**

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AVAILABLE WITH NO ONWARD CHAIN

A two bedroom semi-detached bungalow located in a pleasant cul-de-sac position. The accommodation includes:- sitting room, kitchen, two bedrooms, conservatory and shower room. Driveway from multiple vehicles, single garage and private rear garden.

Tenure: Freehold / Energy Rating: F / Council Tax Band: B

This semi-detached bungalow provides low maintenance accommodation and could easily suit a retired person. The property is located in a pleasant cul-de-sac position in this popular village which contains a number of amenities, including village stores, medical centre, church and primary school. For the commuter the property is within a short drive of Junction 23 of the M5 motorway. Bridgwater town centre which boasts a wide and comprehensive range of facilities is approximately five miles distant.

SEMI-DETACHED BUNGALOW  
SITTING ROOM  
FITTED KITCHEN  
TWO DOUBLE BEDROOMS  
SHOWER ROOM  
CONSERVATORY  
LPG HEATING / DOUBLE GLAZED  
LONG DRIVEWAY / GARAGE  
FULLY ENCLOSED PRIVATE REAR GARDEN  
NO ONWARD CHAIN







Entrance Hall	Door to;
Sitting Room	16' 5" x 12' 2" (5.00m x 3.71m)
Kitchen	11' 0" x 7' 10" (3.35m x 2.39m)
Inner Hall	Loft access via pull down ladder. Storage cupboards.
Bedroom 1	12' 5" x 9' 0" (3.78m x 2.74m) Built-in wardrobes.
Bedroom 2	10' 5" x 8' 5" (3.17m x 2.56m) French doors to;
Conservatory	9' 10" x 8' 10" (2.99m x 2.69m) French doors to garden.
Shower Room	6' 6" x 5' 5" (1.98m x 1.65m) (off inner hall) Corner shower enclosure, low level WC and wash hand basin.
Outside	The front garden is predominantly gravelled with a long drive leading to garage. The rear garden is fully enclosed being predominantly laid to lawn with gravelled and patio section.
Single Garage	16' 0" x 8' 0" (4.87m x 2.44m)

#### AGENTS NOTE

Please note we have been advised by our vendor that when they bought the property the conservatory had subsidence, although during their ownership this has never been an issue and to their knowledge has not moved. We would advise any purchaser to seek their own independent advice.







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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
*Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.*

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