



GIBBINS RICHARDS 
Making home moves happen

9 Windmill Crescent, Woolavington, Nr. Bridgwater TA7 8HP
£209,950

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A three bedroom family home located in the popular village of Woolavington. The property is within walking distance to local shops and amenities and benefits from off road parking, single garage and warmed by electric heating. The accommodation comprises in brief; entrance hall, ground floor shower room, kitchen and sitting room. To the first floor are three good size bedrooms and family bathroom.

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

The property is located in the heart of the village which provides a number of amenities to include nearby stores, primary school, medical centre, village hall etc. The M5 motorway at Junction 23 is easily accessible, whilst Bridgwater's town centre is approximately five miles distant.

- NO ONWARD CHAIN
- OFF ROAD PARKING
- SINGLE GARAGE
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- EASY ACCESS TO THE M5 MOTORWAY
- ELECTRIC HEATING
- POPULAR VILLAGE LOCATION
- FULLY ENCLOSED PRIVATE REAR GARDEN
- IDEAL FIRST TIME / INVESTMENT PURCHASE



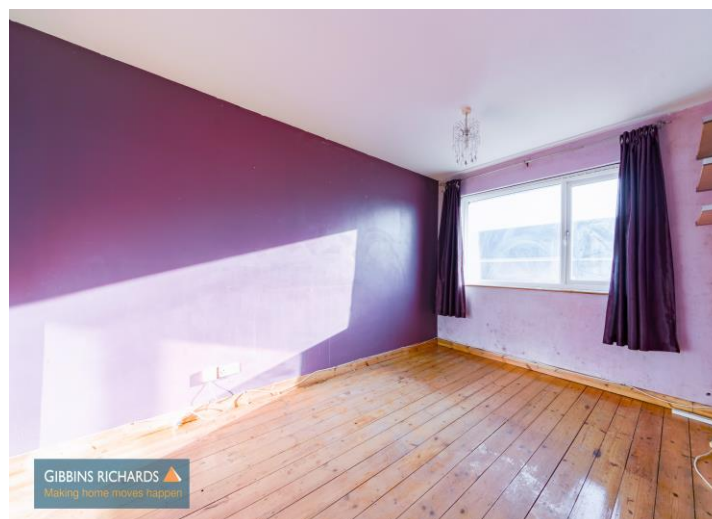


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Entrance Hall	Stairs to first floor, doors to shower room, kitchen and sitting room.
Shower Room	6' 3" x 5' 3" (1.9m x 1.6m) Front aspect obscure window. Low level WC and shower enclosure.
Kitchen	10' 2" x 10' 2" (3.1m x 3.1m) Side aspect window. Floor and wall mounted units. Integrated electric oven and hob and dishwasher.
Sitting Room	15' 9" x 11' 2" (4.8m x 3.4m) Sliding patio doors to rear garden.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	12' 10" x 9' 2" (3.9m x 2.8m) Side aspect window. Built-in wardrobes.
Bedroom 2	10' 2" x 9' 10" (3.1m x 3.0m) Side aspect window. Built-in wardrobes.
Bedroom 3	9' 10" x 7' 7" (3.0m x 2.3m) Side aspect window.
Family Bathroom	6' 3" x 5' 7" (1.9m x 1.7m) Side aspect obscure window. Low level WC, wash hand basin and bath with overhead electric shower.
Outside	Off road parking and garage. Fully enclosed rear garden laid to patio and lawn.



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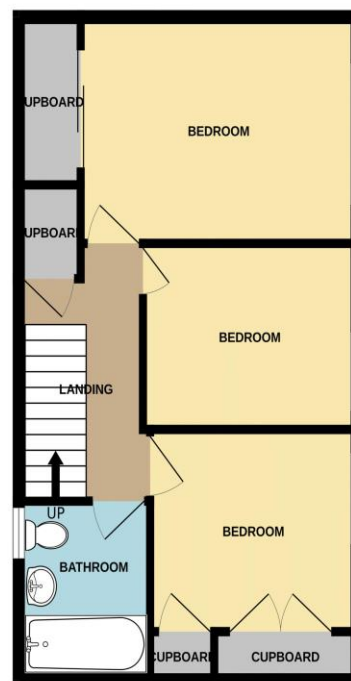


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GROUND FLOOR



1ST FLOOR



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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