



GIBBINS RICHARDS 
Making home moves happen

95 Highcroft, Woolavington, Nr. Bridgwater TA7 8EU
£350,000

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A spacious four bedroom detached house with double garage. This substantial family home is situated in a pleasant corner position in this popular village on the edge of the 'Polden Hills'. The property itself offers spacious accommodation arranged over two storeys comprising in brief; entrance porch, entrance hall, sitting room, separate dining room, conservatory, study, kitchen/breakfast room, utility and separate WC. To the first floor a central landing leads to four bedrooms and family bathroom with en-suite shower room to the master bedroom. Externally the property has multiple off road parking and double garage, as well as private rear garden enjoying countryside views.

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

The property is well presented throughout and is offered for sale with NO ONWARD CHAIN. The village of Woolavington lies on the edge of the 'Polden Hills' approximately five miles from the centre of Bridgwater. The village provides an excellent range of local amenities and easy access to the M5 motorway at Junction 23.

NO ONWARD CHAIN
FOUR BEDROOMS
DOUBLE GARAGE / OFF ROAD PARKING
PLEASANT COUNTRYSIDE VIEWS
CONSERVATORY EXTENSION
GAS FIRED CENTRAL HEATING
FULLY DOUBLE GLAZED
CORNER PLOT
WALKING DISTANCE TO VILLAGE AMENITIES



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|-----------------------------|---|
| Entrance Lobby | Stairs to first floor. |
| Entrance Hall | 14' 5" x 13' 0" (4.39m x 3.96m) Double opening doors to; |
| Sitting Room | 14' 6" x 10' 3" (4.42m x 3.12m) Double opening doors to rear garden. |
| Conservatory | 14' 4" x 10' 2" (4.37m x 3.10m) Rear aspect window. Fitted with a range of matching eye and low level units. Door to utility. |
| Kitchen/Breakfast Room | Door to rear garden. |
| Utility Room | 13' 0" x 9' 7" (3.96m x 2.92m) Front aspect window. |
| Dining Room | 8' 9" x 6' 5" (2.66m x 1.95m) Side aspect obscure window. |
| Study | Side aspect window. Doors to four bedrooms and bathroom. Storage cupboard. Hatch to loft. |
| Cloakroom | 11' 6" x 11' 5" (3.50m x 3.48m) Rear aspect window. Double built-in wardrobes. |
| First Floor Central Landing | Side aspect obscure window. Three piece suite comprising low level WC, wash hand basin and corner shower cubicle. |
| Bedroom 1 | 13' 0" x 10' 0" (3.96m x 3.05m) Front aspect window. Built-in cupboard. |
| En-Suite Shower Room | 10' 3" x 10' 2" (3.12m x 3.10m) Rear aspect window. |
| Bedroom 2 | 7' 2" x 6' 7" (2.18m x 2.01m) Front aspect window. Built-in cupboard. |
| Bedroom 3 | Side aspect window. Fitted with a white three piece suite comprising low level WC, wash hand basin and bath. |
| Bedroom 4 | |
| Bathroom | |
| Outside | There is a driveway providing multiple off road parking and leading to double garage. A timber pedestrian gate leads to the rear garden, which is predominantly laid to lawn and enclosed by mature hedgerows and fencing. The rear garden has a paved patio area alongside the property and enjoys pleasant countryside views. |



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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.
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