



GIBBINS RICHARDS  
Making home moves happen

9 Causeway Close, Woolavington, Nr. Bridgwater TA7 8DW

£325,000

GIBBINS RICHARDS   
Making home moves happen

**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

A superbly presented three bedroom detached bungalow located in a tucked away position within this 'Polden Hills' village. The property itself is superbly presented, fully double glazed and warmed by oil fired central heating. The accommodation is arranged solely on the ground floor and comprises in brief; entrance hall, spacious sitting/dining room, modern fitted kitchen, separate utility room. There are three bedrooms with en-suite wet room to bedroom 1, as well a spacious and well equipped family bathroom. Externally the property has well tended gardens to the front and rear and contained within the rear garden is an impressive garden room with covered seating area. Garage and multiple off road parking.

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

The property enjoys a pleasant location within this popular village which contains a number of day to day amenities, including primary school, general stores and medical centre. For the commuter the property is ideally placed being within a short drive of Junction 23 of the M5 motorway together with various food outlets. Bridgwater's town centre is just over four miles distant and boasts a wide and comprehensive range of shopping and leisure facilities.

THRE BEDROOM BUNGALOW  
SUPERBLY PRESENTED  
TUCKED AWAY VILLAGE POSITION  
ATTRACTIVE FRONT & REAR GARDENS  
MULTIPLE OFF ROAD PARKING  
GARAGE  
WET ROOM / UTILITY ROOM EXTENSION  
USEFUL GARDEN ROOM ADDITION  
WALKING DISTANCE TO VILLAGE AMENITIES





Entrance Hall	Airing and storage cupboards. Hatch to loft.
Kitchen	8' 10" x 7' 4" (2.69m x 2.23m) Side aspect window. Arch opening through to sitting/dining room.
Sitting/Dining Room	20' 10" x 19' 8" (6.35m x 5.99m) ('L' shaped) Central feature fireplace (calor gas), large front aspect window, side aspect window.
Utility Room	8' 11" x 8' 3" (2.72m x 2.51m) Rear aspect window and door to garden. Door into garage.
Bedroom 1	13' 6" x 9' 1" (4.11m x 2.77m) Rear aspect window. Door to;
En-Suite - Wet Room	7' 11" x 6' 10" (2.41m x 2.08m) Rear aspect obscure window. Fitted with a white suite four piece suite comprising low level WC with concealed cistern, wash hand basin with storage unit under, bidet and walk-in shower with 'Mira' electric shower. Heated towel rail.
Bedroom 2	11' 4" x 10' 3" (3.45m x 3.12m) Double opening doors to rear garden.
Bedroom 3	9' 1" x 6' 9" (2.77m x 2.06m) Side aspect window. Built-in cupboards.
Family Bathroom	7' 10" x 7' 5" (2.39m x 2.26m) Side aspect obscure window. Re-fitted to include a white three piece matching suite comprising low level WC with concealed cistern, wash hand basin with storage unit under and over size curved bath with 'Mira' electric shower over. Heated towel rail.
Outside	To the front there is a brick paviour driveway providing multiple off road parking and an area of lawn garden. The rear garden measures approximately - 41' (12.49m) in width by approximately 44' (13.40m) in length. There is a paved patio area adjoining the property with area of lawn beyond. The garden is enclosed by timber fencing and enjoys a good degree of privacy. There is also a timber shed, plastic oil storage tank, outside lighting and outside tap.
Timber Garden Room	22' 10" x 10' 2" (6.95m x 3.10m) including covered seating area. Mains lighting and power. Double glazed window, sliding doors, insulated roof and flooring.
Garage	17' 0" x 8' 3" (5.18m x 2.51m) Vehicular up and over door to front. Mains lighting and power.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the Plan(s) 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with HEMPHILL 12/2020



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.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**