

8 Crossmead, Woolavington, Nr. Bridgwater TA7 8ER £268,450

GIBBINS RICHARDS A
Making home moves happen

An 'A Energy Rated' linked detached bungalow boasting own solar panels, heat source pump, generous size sitting room with wood burner, modern fitted kitchen and a most useful studio/home office. An internal viewing is strongly advised for this well presented linked detached bungalow located in the popular village of Woolavington. The accommodation consists of; entrance hall, sitting/dining room, modern fitted kitchen, two double bedrooms (one providing access to rear garden), modern fitted bathroom, low maintenance rear garden, off road parking to front as well as side driveway and garage.

Tenure: Freehold / Energy Rating: A / Council Tax Band: C

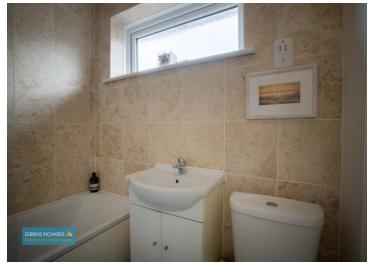
The property is located within walking distance of local facilities within this popular village, which provides general stores, church, primary school, village hall and medical centre. The towns of Street and Glastonbury are within easy access from the A39, whilst for the commuter the property is conveniently placed being within a short drive of Junction 24 of the M5 motorway.

REFURBISHED BUNGALOW
ENERGY RATING - A
12 OWNED SOLAR PANELS
HEAT SOURCE PUMP
WOOD BURNING STOVE
LOW MAINTENANCE REAR GARDEN
TIMBER HOME OFFICE/STUDIO
GARAGE / OFF ROAD PARKING











Entrance Hall Storage cupboard.

Sitting/Dining Room $15'0'' \times 12'0'' (4.57m \times 3.65m)$ with inset

wood burning stove.

Kitchen 13' 0" x 7' 10" (3.96m x 2.39m) with cooker recess, ceramic flooring, recess

for fridge/freezer. Door to outside.

Inner Hall With linen cupboard and wardrobe/storage cupboard.

Bedroom 1 14' 0" x 10' 0" (4.26m x 3.05m)

Bedroom 2 10' 0" x 9' 0" (3.05m x 2.74m) with

access to garden.

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m) with

modern fitted suite with bath, shower,

vanity wash basin and WC.

Outside To the front of the property there is a resin driveway providing off road parking

as well as a side driveway leading to
GARAGE with light and power and access
to a fully enclosed rear garden which is
within a low maintenance theme with
patio and decking area. Useful timber

Studio/Home Office with light and power.







GROUND FLOOR 813 sq.ft. (75.6 sq.m.) approx.



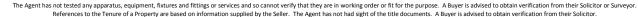






TOTAL FLOOR AREA: 813 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Booplan contained here, measurements of docs, windows, comes and any other terms are approximate and no responsibility to salen for any erior, propercive purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.







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payment benefit of not more than £250 per case.

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