



Amber Cottage, Higher Road, Woolavington, Bridgwater TA7 8DY
£285,000

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This stunning two bedroom detached cottage comes to the market in the village of Woolavington. The property is warmed by oil central heating and benefits from UPVC triple glazing to front elevation as well as double glazing to rear. The accommodation comprises in brief; entrance porch, cloakroom, dining room, kitchen and sitting room with wood burning stove. To the first floor there are two bedrooms and family shower room. Externally there is off road parking to the side of the property with private mature gardens to the front.

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

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.

DETACHED CHARACTER COTTAGE
SYMPATHETICALLY MODERNISED
OFF ROAD PARKING
OIL CENTRAL HEATING
UPVC TRIPLE GLAZING TO FRONT ELEVATION
WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES
NEW ROOF (2019)
NEW WOODBURNER (2019)
REPLACEMENT BOILER
RE-WIRED (2019)





Entrance Porch	5' 11" x 3' 11" (1.8m x 1.2m) with dual front aspect windows. Leading to; Cloakroom and dining room.
Cloakroom	3' 7" x 3' 3" (1.1m x 1m) Dual front and side aspect privacy glass windows. Toilet and basin.
Dining Room	12' 2" x 8' 6" (3.7m x 2.6m) With dual rear aspect and front aspect windows. Leading to; Sitting Room and Kitchen.
Sitting Room	19' 8" x 10' 10" (6m x 3.3m) Front aspect french doors and windows. Log burner and stairs leading to the first floor.
Kitchen	16' 1" x 8' 2" (4.9m x 2.5m) Side aspect window and front aspect extremal barn styled door. Electric hob and cooker. Integrated fridge/freezer and washing machine.
First Floor Landing	with storage cupboards and rear aspect window. Leading to; Two bedrooms and shower room.
Shower Room	3' 7" x 4' 11" (1.1m x 1.5m) Front aspect privacy glass window. Toilet, basin, shower and heated towel rail.
Bedroom 1	11' 6" x 10' 2" (3.5m x 3.1m) Dual front aspect windows with built in wardrobes and storage cupboard.
Bedroom 2	13' 1" x 10' 2" (4m x 3.1m) Front and rear aspect windows and eves storage.
Outside	Off road parking to the side of the property. Front aspect garden. Bridal path located to the rear of the property.



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.



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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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