



85 Meadway, Woolavington, Nr. Bridgwater TA7 8HA

£269,950

**GIBBINS RICHARDS**   
Making home moves happen



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

A well presented two bedroom detached bungalow situated within the popular village of Woolavington. The property benefits from oil central heating, double glazing throughout, conservatory, off road parking, single garage and wrap around gardens. The accommodation comprises in brief; entrance hallway, sitting room, two bedrooms, kitchen, conservatory and shower room.

**Tenure: Freehold / Energy Rating: D / Council Tax Band: C**

The property is located in the popular village of Woolavington which provides a number of local 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.

POPULAR VILLAGE LOCATION  
OFF ROAD PARKING  
SINGLE GARAGE  
NO ONWARD CHAIN  
WELL MAINTAINED GARDENS  
OIL CENTRAL HEATING  
TWO BEDROOM BUNGALOW  
CONSERVATORY  
EASY ACCESS TO THE M5 MOTORWAY  
WALKING DISTANCE TO LOCAL AMENITIES







Entrance Hallway

Leading to sitting room, two bedrooms, shower room and kitchen. Hatch to loft.

Sitting Room

14' 9" x 12' 10" (4.5m x 3.9m) Front aspect window.

Kitchen/Diner

12' 10" x 9' 10" (3.9m x 3.m) Side aspect window. Airing cupboard. Door to;

Conservatory

9' 2" x 8' 2" (2.8m x 2.5m) Sliding doors to rear garden.

Bedroom 1

11' 2" x 8' 6" (3.4m x 2.6m) Front aspect window. Built-in wardrobes.

Bedroom 2

11' 2" x 8' 10" (3.4m x 2.7m) Rear aspect window.

Shower Room

6' 7" x 5' 7" (2.m x 1.7m) Rear aspect obscure window. Low level WC, wash hand basin and shower enclosure.







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.  
Made with Mergim 12/2024.



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 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 £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](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)**