



GIBBINS RICHARDS 
Making home moves happen

26 Higher Road, Woolavington, Nr. Bridgwater TA7 8EA
£439,995

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A stunning four bedroom detached family bungalow situated within the lovely village of Woolavington. The property exudes a mixture of both ample living accommodation and bedroom space with master bedroom benefiting from an en-suite shower room. The property is warmed by gas central heating, abundance of off road parking, private enclosed garden to the rear with side access gate. The property also benefits from a large garage with power and lighting. The accommodation comprises in brief; entrance hallway, WC/utility, sitting room, kitchen/dining room, secondary lobby leading to four good size bedrooms and family bathroom.

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

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.

POPULAR VILLAGE LOCATION
WALKING DISTANCE TO LOCAL AMENITIES
FOUR BEDROOM DETACHED BUNGALOW
AMPLE OFF ROAD PARKING / LARGE GARAGE
EASY ACCESS TO THE M5 MOTORWAY
GAS CENTRAL HEATING
PRIVATE ENCLOSED REAR GARDEN



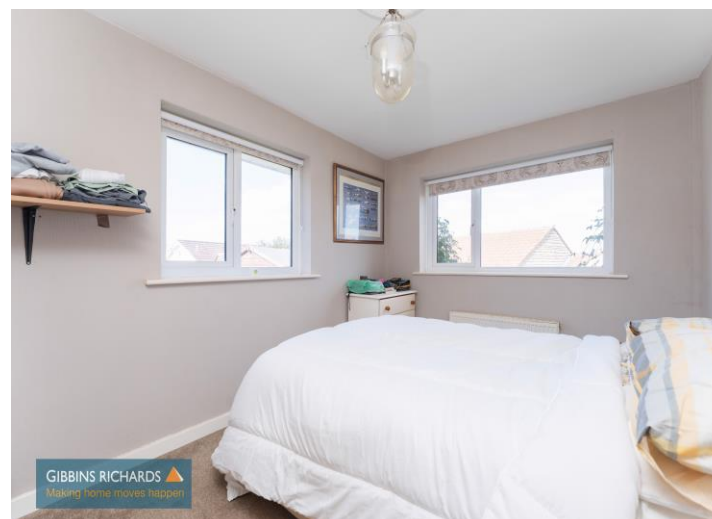


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Entrance Hall	Doors providing access to sitting room, kitchen/dining room, WC/utility. Storage cupboard.
Sitting Room	('L' shaped) 11' 10" x 10' 6" (3.6m x 3.2m) with front aspect window. 18' 8" x 9' 2" (5.7m x 2.8m) rear aspect window and French doors to garden.
Kitchen/Dining Room	22' 8" x 13' 5" (6.9m x 4.1m) Front and side aspect windows. Matching floor and wall cupboard units and larder cupboard. Space and plumbing for dishwasher. 'Range' cooker with extractor hood over.
WC/Utility	6' 11" x 5' 3" (2.1m x 1.6m) Rear aspect obscure window. Space and plumbing for washing machine. Low level WC and wash hand basin.
Lobby	11' 2" x 9' 10" (3.4m x 3.0m) Doors to four bedrooms, family bathroom and rear garden. Storage cupboard.
Family Bathroom	10' 6" x 6' 3" (3.2m x 1.9m) Front aspect obscure window. Low level WC, wash hand basin, bath and separate walk-in shower. Heated towel rail. Storage cupboard.
Bedroom 1	13' 9" x 11' 6" (4.2m x 3.5m) Front aspect window. Door to;
En-Suite Shower Room	8' 2" x 3' 7" (2.5m x 1.1m) Front aspect obscure window. Low level WC, wash hand basin and walk-in shower. Heated towel rail.
Bedroom 2	12' 6" x 8' 10" (3.8m x 2.7m) Rear and side aspect windows.
Bedroom 3	9' 10" x 8' 10" (3.0m x 2.7m) Rear and side aspect windows.
Bedroom 4	11' 6" x 6' 11" (3.5m x 2.1m) Rear aspect window.
Outside	Fully enclosed front garden with an area of lawn, ample off road parking for multiple vehicles with access to the garage. A side gate provides access to a private and fully enclosed tiered landscaped rear garden with patio and lawn sections. Summerhouse and timber storage shed.
Garage	28' 7" x 8' 2" (8.7m x 2.5m) Electric roller door to front. Power and lighting. Door into rear garden.



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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.
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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