



GIBBINS RICHARDS   
Making home moves happen

1 Mount View, Woolavington, Nr. Bridgwater TA7 8ET  
£275,000

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

An extended detached bungalow enjoying corner plot gardens. The accommodation includes; entrance porch, entrance hall, dining hall, extended sitting room, fitted kitchen with built-in appliances, breakfast room, three bedrooms, shower room, useful boarded loft space, garage and off road parking.

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

The property is located in a pleasant position in this popular village which contains a number of amenities, including village stores, medical centre, church and primary school. For the commuter the property is within a short drive of Junction 23 of the M5 motorway. Bridgwater town centre which boasts a wide and comprehensive range of facilities is approximately five miles distant.

EXTENDED DETACHED BUNGALOW  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
RE-FITTED SHOWER ROOM  
CORNER PLOT GARDENS  
ELECTRIC STORAGE HEATING  
DOUBLE GLAZED  
NO ONWARD CHAIN  
CLOSE TO VILLAGE AMENITIES







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Entrance Porch  
Entrance Hall/  
Dining Room

8' 5" x 14' 10" (2.56m x 4.52m) Currently used as a dining room. Access to loft with pull down ladder into large loft space with roof light.

Sitting Room

18' 0" x 10' 6" (5.48m x 3.20m) with mock fireplace surround with inset electric fire. Opening to;

Family Area

11' 6" x 7' 10" (3.50m x 2.39m) with patio doors opening to rear garden.

Kitchen

11' 5" x 8' 0" (3.48m x 2.44m) with built-in double oven and ceramic hob, plumbing for washing machine. Built-in fridge/freezer unit, opening to;

Breakfast Room

7' 10" x 7' 2" (2.39m x 2.18m) door to outside. Sliding door to bedroom 3/reception room.

Bedroom 3/Reception Room

11' 0" x 7' 8" (3.35m x 2.34m)

Bedroom 1

11' 5" x 11' 5" (3.48m x 3.48m) range of fitted wardrobe furniture including overbed storage.

Bedroom 2

9' 2" x 8' 5" (2.79m x 2.56m)

Shower Room

8' 0" x 7' 5" (2.44m x 2.26m) With walk-in shower enclosure, WC and wash hand basin.

Outside

Corner plot gardens which are predominantly laid to lawn with a side gate leading through to the rear garden with sun patio, raised gravel/patio area, aluminum greenhouse, lawn section, further raised ornamental gravel bed, timber storage shed and door to garage.

Garage

16' 2" x 7' 10" (4.92m x 2.39m) with light and power.



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## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of the actual property, the floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The various, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plans not to scale 1:1000



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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