



**GIBBINS RICHARDS**   
Making home moves happen

**12 Hillsboro, Woolavington, Nr. Bridgwater TA7 8EZ**  
**£230,000**

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\* Two bedrooms \* Semi-detached bungalow \* Popular village \* No Chain

This spacious semi-detached bungalow benefits from no ongoing chain and is presented in good order throughout.

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

The accommodation comprises; entrance lobby, spacious sitting room, fitted kitchen, inner hall with access to two double bedrooms and shower room. To the outside there is a long side driveway leading to a garage and a fully enclosed and generous size rear garden.

The property is located in a popular village which provides a number of amenities to include nearby stores, whilst there is an historic church and village hall. The M5 motorway at Junction 23 is easily accessible, whilst Bridgwater town centre is just over four miles distant.

597 sq ft (approx) (55.4 sq.m - approx)

No chain

Well presented accommodation

Spacious sitting room

Kitchen

Two double bedrooms

Oil fired central heating

Long driveway & garage

Fully enclosed rear garden





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Entrance Lobby

Sitting Room

16' 5" x 12' 0" (5.00m x 3.65m) with mock fireplace and surround.

Kitchen

10' 0" x 7' 2" (3.05m x 2.18m) containing the oil fired central heating boiler. Recess for fridge/freezer and cooker. Door to outside.

Inner Hall

Linen and storage cupboards. Access to loft space.

Bedroom 1

12' 5" x 8' 10" (3.78m x 2.69m) Recessed double wardrobe unit.

Bedroom 2

10' 5" x 8' 2" (3.17m x 2.49m) with fitted wardrobe and dressing shelf.

Shower Room

6' 8" x 5' 6" (2.03m x 1.68m) containing shower enclosure, WC and wash hand basin. Hoover fitted washing machine.

Outside

Open plan front garden with a long side driveway leading to GARAGE with light and power. Access to a fully enclosed and generous size rear garden.



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GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. This plan 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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