



GIBBINS RICHARDS   
Making home moves happen

6 Mill Walk, Woolavington, Nr. Bridgwater TA7 8HW

£219,950

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A well presented and much improved semi-detached bungalow located in a pleasant pedestrianized position within this popular village which contains a nearby store.

The accommodation benefits from a re-fitted kitchen, general decoration as well as a new consumer unit and gas boiler. The accommodation in brief comprises; entrance hall, living room, well equipped kitchen/diner, utility room, as well as two double bedrooms, shower room and a double glazed conservatory addition. Attractive gardens.

The village of Woolavington itself offers a good range of day to day facilities including village hall, primary school, church etc. For the commuter the M5 motorway at Junction 23 is within easy access.

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

Total floor area - 862 sq.ft. (80.1 sq.m.) approx.  
Semi-detached bungalow  
Oil central heating via replacement boiler  
Double glazed conservatory  
Popular village location  
Two bedrooms  
Enclosed rear garden





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Entrance Hall	Doors to all rooms.
Living Room	14' 5" x 10' 9" (4.39m x 3.27m) Feature fireplace. Sliding patio doors to;
Conservatory	14' 11" x 7' 3" (4.54m x 2.21m) French doors to garden.
Kitchen/Diner	14' 8" x 11' 11" (4.47m x 3.63m) Front and side aspect windows.
Utility Room	12' 7" x 5' 5" (3.83m x 1.65m) Front aspect window.
Bedroom 1	14' 11" x 8' 11" (4.54m x 2.72m) Rear aspect window.
Bedroom 2	11' 0" x 9' 8" (3.35m x 2.94m) Front aspect window.
Shower Room	7' 9" x 5' 10" (2.36m x 1.78m) Low level WC, wash hand basin and shower enclosure.
Outside	Lawned front garden with numerous shrubs and plants, fully enclosed rear garden containing lawn sections and patio. Greenhouse and shed.



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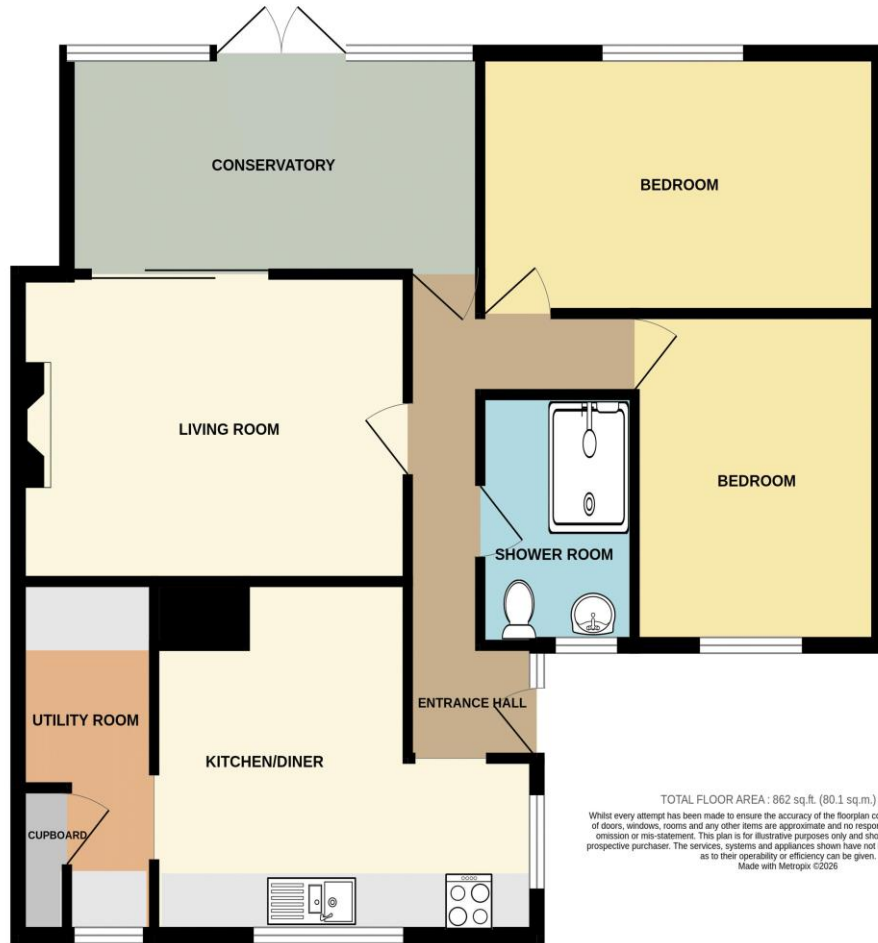


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GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

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 £40 + VAT (£48) 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.