7 Mortimer Close, Woolavington, Nr. Bridgwater TA7 8EH

£329,950

GIBBINS RICHARDS

Making home moves happen

Extended semi-detached dormer bungalow providing spacious and versatile accommodation. The accommodation includes a large first floor dormer bedroom with en-suite shower room. The main accommodation to the ground floor includes; two/three receptions, two bedrooms, bathroom, kitchen/breakfast room and separate utility room. Low maintenance gardens incorporating summerhouse and shed. The rear garden backs onto a field. Off road parking to the front and single garage.

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

The property is located in a small cul-de-sac, close to the centre of this popular village which offers a number of amenities to include stores, village hall, church and primary school. For the commuter the property is within easy reach of Junction 23 of the M5 motorway.

- Total floor area - 1511 sq.ft (140.4 sq.m.) approx.
- Flexible accommodation
- 2/3 receptions
- 3 bedrooms
- Large master bedroom with en-suite
- Downstairs bathroom
- Garage
- Off road parking
- Mediterranean style rear garden
- Oil fired central heating

Entrance Porch	Doors to utility and hallway.
Utility Room	10' 5'' x 6' 0'' (3.17m x 1.83m) containing oil fired central heating boiler (replaced two years ago). Door returning to hall.
Entrance Hallway	Deep understairs storage/linen cupboard.
Sitting Room	15' 10'' x 11' 5'' (4.82m x 3.48m) Patio doors to rear garden.
Snug	10' 5'' x 9' 10'' (3.17m x 2.99m)
Dining Room	10' 5'' x 9' 10'' (3.17m x 2.99m)
Bedroom	10' 5'' x 10' 0'' (3.17m x 3.05m)
Bedroom 2	11' 8'' x 11' 2'' (3.55m x 3.40m) (currently being utilized as a dining room)
Kitchen/Breakfast Room	11' 8'' x 10' 2'' (3.55m x 3.10m) incorporating double oven and ceramic hob.
Bathroom	7' 8'' x 5' 8'' (2.34m x 1.73m)
First Floor Landing	
Master Bedroom	18' 0'' x 15' 10'' (5.48m x 4.82m) (max) Fitted wardrobe and storage scheme.
En-Suite Shower Room	6' 5'' x 5' 8'' (1.95m x 1.73m)
Outside	Side driveway and garage. Mediterranean style rear garden with patio sections, ornamental shrubs, pond, aluminum greenhouse, summerhouse. The garden itself benefits from a pleasant aspect backing onto fields.

GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.

FIRST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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