



GIBBINS RICHARDS
sales and lettings

28 Meadway, Woolavington, Nr. Bridgwater TA7 8HA
Offers in Excess of £280,000

GIBBINS RICHARDS 
Making home moves happen

* Extended family home * Well presented throughout * Garage & ample parking *

A very well presented and extended three bedroom detached family home located in the very popular village of Woolavington with views over the hills. The property itself enjoying large front aspect living room with box bay window, dining area, extended kitchen/diner with modern units to the rear of the property.

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.

Tenure: Freehold / Energy Rating: F / Council Tax Band: C

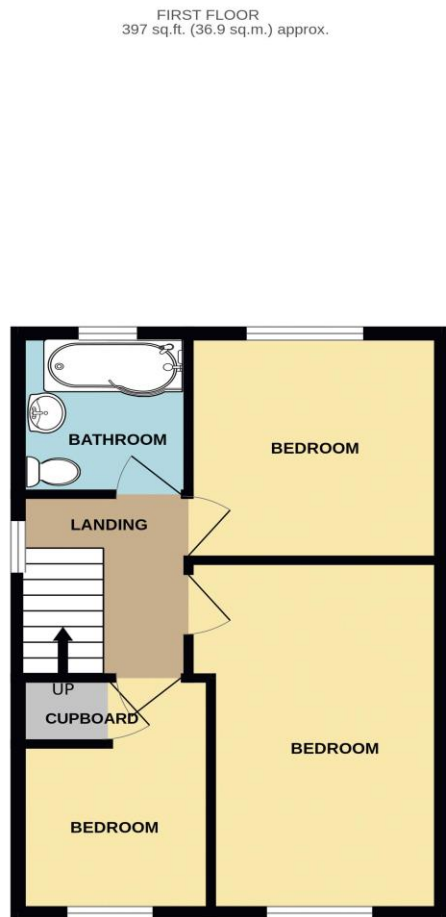
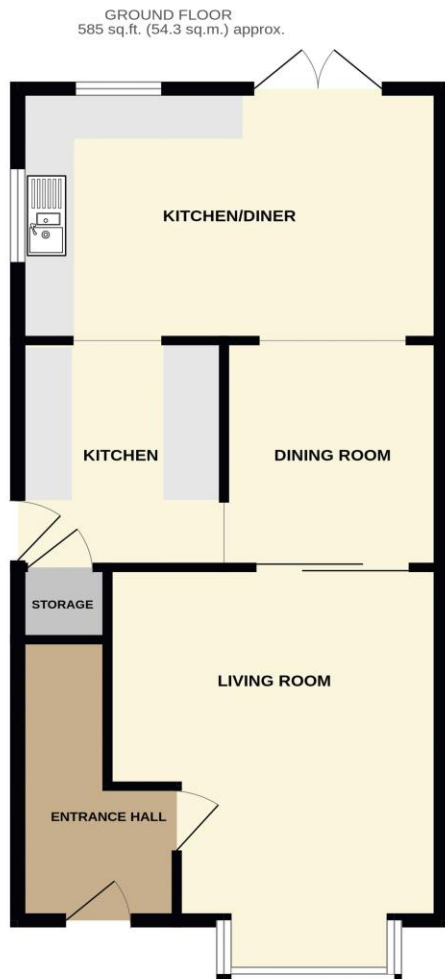
Total floor area - 982 sq.ft (91.2 sq.m) approx.
Three bedroom extended detached home
Delightful village location
Fantastic kitchen/diner
Garage & parking for several vehicles
Modern bathroom
LPG central heating





Entrance Hall	6' 8" x 5' 6" (2.03m x 1.68m) Stairs to first floor. Door to;
Living Room	16' 10" x 12' 11" (5.13m x 3.93m) Front aspect bay window. Sliding doors into;
Dining Room	Open arch through to kitchen/diner, doorway through to the kitchen.
Kitchen/Diner	16' 2" x 21' 2" (4.92m x 6.45m) approx. ('L' shaped space) Fitted with a modern range of units to base and wall, side aspect window and door, centre opening patio doors to garden.
First Floor Landing	7' 6" x 5' 11" (2.28m x 1.80m) Side aspect window. Doors to three bedrooms and bathroom. Access to roof void.
Bedroom 1	14' 8" x 8' 11" (4.47m x 2.72m) Large double bedroom. Front aspect window.
Bedroom 2	9' 10" x 9' 9" (2.99m x 2.97m) Rear aspect window.
Bedroom 3	10' 1" x 7' 0" (3.07m x 2.13m) max. Front aspect window. Cupboard housing the central heating boiler.
Bathroom	6' 5" x 6' 2" (1.95m x 1.88m) Square 'P' shaped bath, wash hand basin with vanity cupboard unit, low level WC. Rear aspect window.
Outside	The frontage is laid to lawn with path and step to front door. The rear garden with semi-circular shaped rear garden with high level brick walling and fencing. Shingle seating area, laid to lawn garden with mature shrubs and plants, patio to the immediate rear of the house.
Garage	Accessible by the side of the property and ample off road parking for several vehicles in front.





TOTAL FLOOR AREA : 982 sq.ft. (91.2 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.

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