

Meadway
Woolavington
Bridgwater
TA7 8HA




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£220,000

- Extended Semi-Detached Property
 - Two Bedrooms
 - First Floor Bathroom
 - Two Reception Rooms
 - Kitchen/Diner
- Electric Heating & Double Glazing
- Parking On Own Driveway
- Enclosed Rear Garden
- EPC RATING:
- Council Band: B

Nestled in the charming village of Woolavington, this delightful two-bedroom semi-detached home boasts a recent ground-floor extension, providing ample living space with two reception rooms and a spacious kitchen/diner. Conveniently located near the A39 and M4, this property offers easy access to transportation routes. The property also features a private driveway for parking and a generously sized rear garden for outdoor enjoyment.

ACCOMMODATION

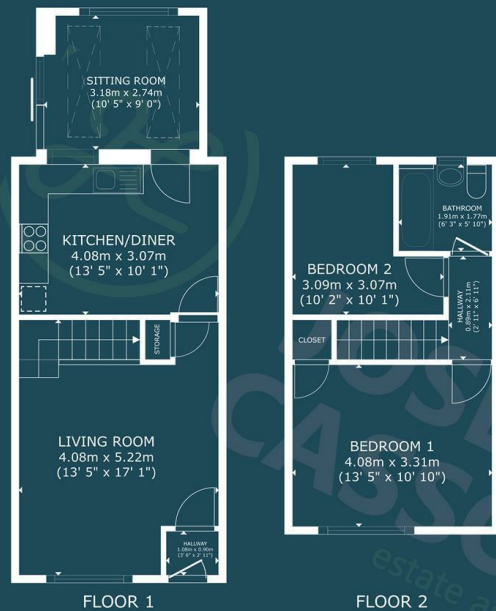
This double glazed, electric heated accommodation barely comprises: an entrance hall that leads directly into the living room, kitchen/diner, and extended sitting room to the ground floor, with two bedrooms and a bathroom on the first floor. Outside, there is a small front garden, parking on own driveway to the side, and an enclosed rear garden of generous proportions.

LOCATION

Woolavington offers a range of amenities, including: a local church, village hall, infant and primary schools, and a Co-Op store. The M5 motorway, Junction 23, can be accessed from the neighbouring village of Puriton. Nearby is also the Gravity Park, a Smart Campus development.

The market town of Bridgwater is approximately 5 miles distance away and offers a wide range of shops, and educational and leisure facilities. There are main line rail links via Bridgwater Railway station plus a daily coach service to London Hammersmith from Bridgwater Bus station.





GROSS INTERNAL AREA
FLOOR 1 43.8 m² (472 sq.ft.) FLOOR 2 30.2 m² (325 sq.ft.)
TOTAL : 74.0 m² (796 sq.ft.)



Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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