

Woolavington Hill

Woolavington, TA7 8HQ

COOPER
AND
TANNER



Asking Price £365,000 Freehold

We are delighted to bring to the market this immaculately presented detached family home in the heart of Woolavington. This is very much a turn-key opportunity, benefiting from a lovely well-proportioned open plan kitchen/living area, three good sized bedrooms, off-road parking and a generous garden.

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KEY FEATURES:

At the front elevation, the main entrance door opens into a nicely proportioned entrance hall with stairs leading to the first floor landing, and doors to the main living accommodation and the downstairs cloakroom with WC. The open plan kitchen/living area is a very light and airy space ideal for families with an active lifestyle. The beautifully finished kitchen comprises a range of base and eye level units, stainless steel sink with mixer tap, integrated electric oven with electric hob and extractor fan over and integrated appliances including dishwasher, fridge/freezer and washing machine. There is space for a practical table and chairs for dining also. The seating area is well-proportioned with ample space for seating and media units, and there are French doors opening out onto the rear patio, ideal for entertaining in the summer months.

To the first floor there are three double bedrooms, the master with an en-suite, comprising a hand wash basin, WC and walk-in shower. The family bathroom is wonderfully appointed with WC, hand wash basin and bath with shower over.

To the outside of the property there is ample off-road parking to the front, leading to the single integral garage which has electric and lighting connected. To the rear of the property is an unusually large garden which extends off to the side, giving the family home an abundance of outside space. The garden is mostly laid to lawn with some area of patio ideal for outdoor entertaining as well as some mature planting. The current vendors have planted a variety of trees and have erected a 12' x 8' store, used as a potting shed. The garden further benefits from a greenhouse and some raised vegetable beds.

SERVICES:

Mains electric, water and drainage are connected, and an Air Source Heat Pump is installed to provide under floor heating to the ground floor, with radiators to the first floor. The property is currently banded D for council tax, within Somerset Council. The Ofcom checker states that mobile coverage is available locally with four major providers, and Superfast broadband is available in the area.

LOCATION:

The village of Woolavington has the benefit of two village stores one with a post office, doctor's surgery, pharmacy, primary school, village hall and church. The village is situated approximately two miles from the M5 motorway at Junction 23. This junction provides access to Bristol to the north, Taunton and Exeter to the south and furthermore to London. There is also a high-speed train service operated from Highbridge, Bridgwater and Taunton to London Paddington in approximately one hour and forty minutes.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).







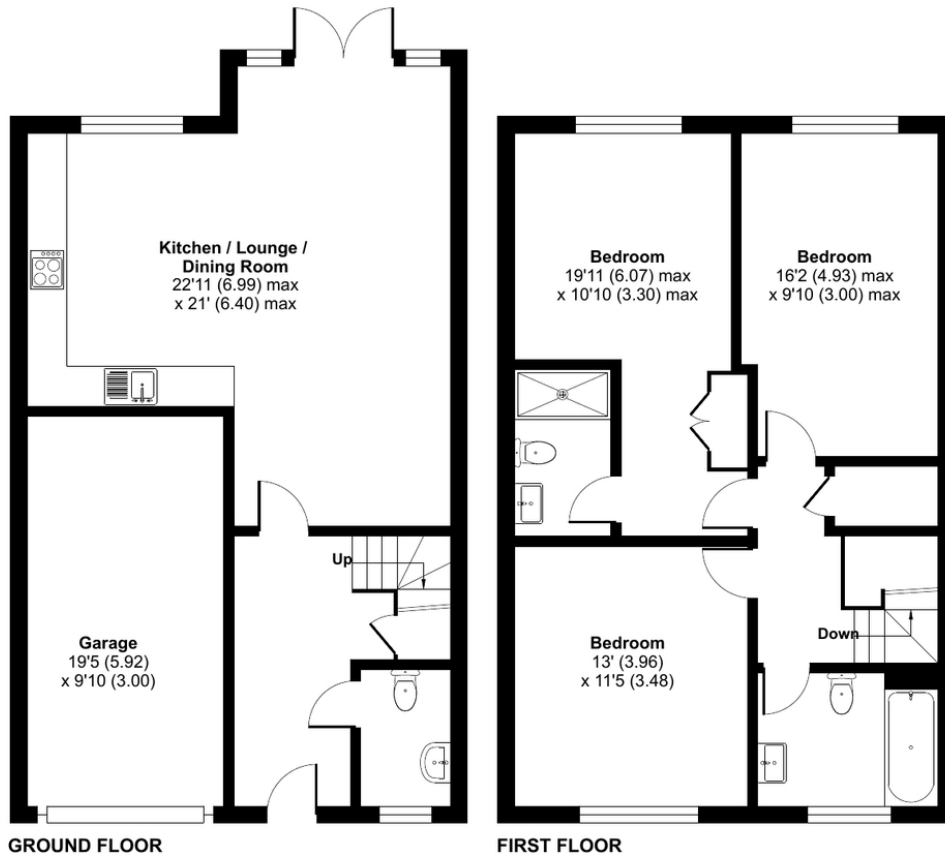
Woolavington Hill, Woolavington, TA7

Approximate Area = 1255 sq ft / 116.5 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1447 sq ft / 134.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1111970

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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