

Lynham Close

Woolavington, TA7 8FG

COOPER
AND
TANNER



Asking Price Of £290,000 Freehold

A three bedroom semi-detached house with single garage, driveway parking and quiet position local to nearby village amenities. A wonderful opportunity to own a modern, low-maintenance home in a desirable location, early viewing is highly recommended.

Lynham Close Woolavington TA7 8FG

 3  1  2 EPC B

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ACCOMMODATION:

Located on a peaceful Woolavington estate is this beautifully presented three-bedroom semi-detached home offering modern living best suited for first time buyers, a small family or those looking for a turn-key home. Constructed in 2016, the property has a convenient layout throughout each of the rooms. The kitchen houses built in appliances and good quality fittings and fixtures.

Set on the edge of the estate, this home enjoys a quiet and enclosed position making it ideal for those seeking a more quiet location. Inside, you'll find a bright, neutral colour palette that enhances the sense of light, with well-proportioned rooms to maximise the space on offer.

Upon entering, the ground floor of the home includes an up to date kitchen/dining area, a comfortable living area and a downstairs W/C. Upstairs there are three generous bedrooms, two of which providing space for double beds and the third proving to be a useful home office/babies room. Outside, an extensive driveway provides ample parking for multiple vehicles, complemented by a single garage offering additional storage or workshop potential.

OUTSIDE:

To the rear the well-maintained garden features a neat hard garden with a pathway leading to a secluded seating area. There is a local communal park within walking distance of the home which all residents have access too. There is also a local surgery, vets and village primary school.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with at least one major provider, whilst Ultrafast broadband is available in the area.

ADDITIONAL INFO:

There is an annual maintenance charge of £165.11 made payable to BNS and is used towards maintenance of the estate including roads and communal areas.

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.





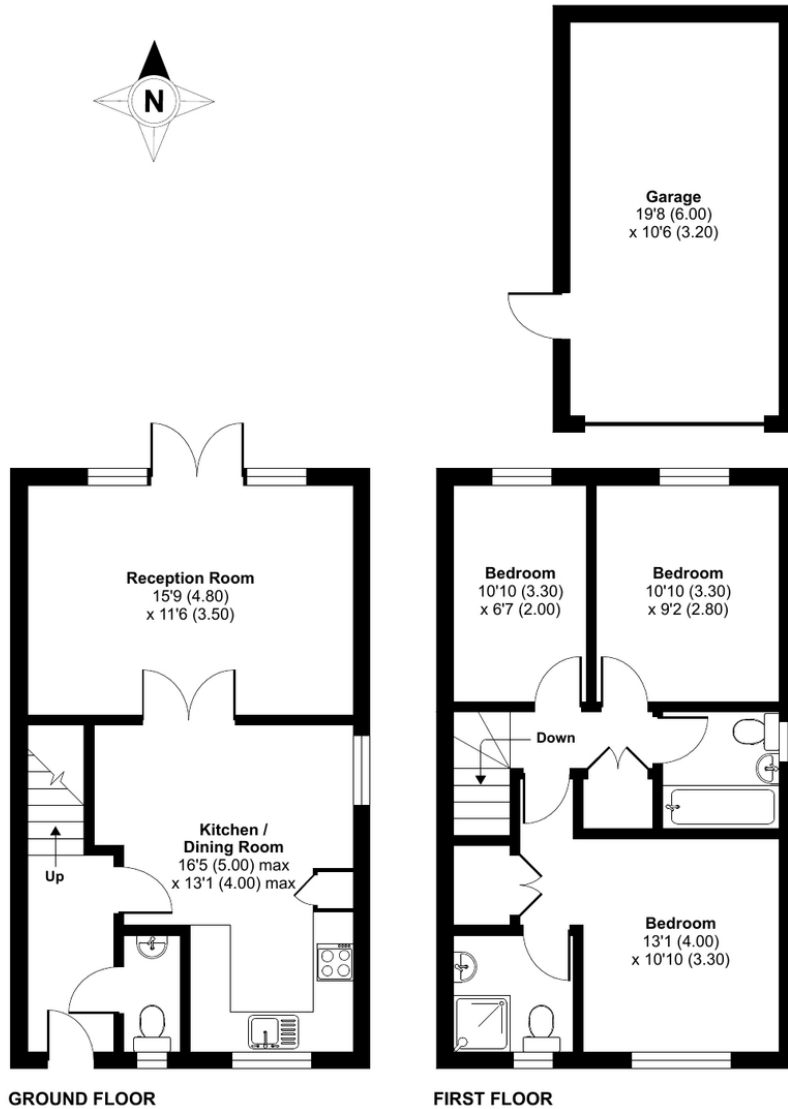
Lynham Close, Woolavington, TA7

Approximate Area = 926 sq ft / 86 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1309733

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