

Old Mill Road

Woolavington, TA7 8HR

COOPER
AND
TANNER



Asking Price Of £195,000 Freehold

A well-proportioned family home in the quiet village location of Woolavington. This three bedroom property makes for an ideal family home which is close to village amenities and gives easy access to the M5 for commuters. Offered to the market with no onward chain.

Old Mill Road
Woolavington
TA7 8HR

 3  1  1 EPC E

Asking Price Of £195,000 Freehold

ACCOMMODATION:

Entering the property through the front door into the spacious hallway with stairs leading to the first floor landing. To the left you have a downstairs cloakroom with WC. Leading further into the hallway you will find the kitchen on the left hand side with a door leading into the garden. At the end of the hallway you enter a well proportioned living room with further glazed sliding doors leading onto the spacious rear garden. To the first floor you are greeted with a good sized landing leading, two double bedrooms and a further single room. The property offers ample storage space throughout. As well as the three good size bedrooms upstairs you will find a family bathroom with low level WC, hand wash basin and a bath with shower over.

OUTSIDE:

The front garden is neatly presented with a garden path leading up to the front door. The pathway allows access to the secure back garden. The garden is mostly laid to lawn with some patio area and small but mature trees and shrubs. The garden is softly landscaped with hedges and fencing offering extra privacy.

SERVICES:

Mains electric, water and drainage are connected, and electric storage heaters are in place. The property is currently banded B for council tax, and falls within Somerset Council. The Ofcom checker states that mobile coverage is available with three 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).





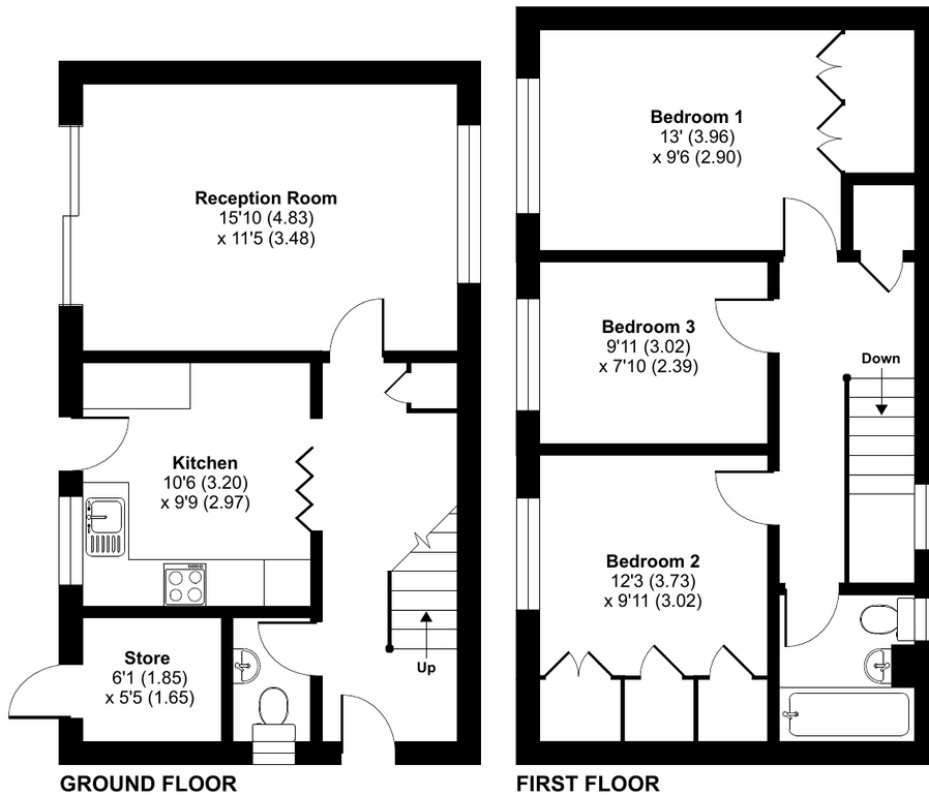
Old Mill Road, Woolavington, TA7

Approximate Area = 916 sq ft / 85.1 sq m

Outbuilding = 32 sq ft / 3 sq m

Total = 948 sq ft / 88.1 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). © nchecom 2023. Produced for Cooper and Tanner. REF: 1062495

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

