

The Causeway

Woolavington, TA7 8DN

COOPER
AND
TANNER



Asking Price £420,000 Freehold

A unique modern home presented in fantastic condition, ready for its' new owners to move in, unpack and relax. Situated in this popular and accessible village less than 10 mins drive from the M5 and within moments of beautiful open countryside.

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ACCOMMODATION:

Accessed principally via the main front entrance, although a gated side path does provide a direct route into the rear garden. The front door is sheltered by a canopy and opens into a large reception hall running from front to back, through the heart of the property. Stairs rise to the first floor, with a useful storage cupboard beneath. Doors lead to accommodation including a good size family/living room, a cloakroom and a separate office. These provide superb flexibility for home working needs, studying or a playroom/hobby space. The remainder of the living accommodation is arranged in an open plan L-shaped set-up, with the kitchen/breakfast area enjoying direct garden access and flowing around the corner into a dining area. The spacious, light and airy sitting room adjoins the dining area, with this arrangement offering a contemporary and sociable space, whilst being removed from the kitchen itself. The living room also features a bay window to the front elevation and a fireplace with log burning stove providing an attractive focal point. A full range of attractive modern cabinetry and work surfaces are fitted to the kitchen, with a one and a half bowl drainer sink and integral appliances including an induction hob and double oven. A separate utility room also features matching fitted units and space for laundry appliances.

To the first floor there is a naturally light galleried landing offering access to four excellent size bedrooms, all of which can accommodate double beds of varying sizes. The spacious master bed enjoys access to its' own ensuite including large walk-in shower, with the remaining three bedrooms served by the well appointed four-piece family bathroom.

OUTSIDE:

Externally, the property has been landscaped with practicality and ease of maintenance in mind. At the front elevation, the driveway spans the width of the plot, offering parking for up to three cars.

Gated side access leads to the rear garden, which can also be entered via double doors from the kitchen and a door from the utility room. The garden enjoys a good degree of privacy and offers useful storage within a substantial bespoke timber outhouse. A patio area outside the kitchen offers a sheltered spot for seating or a barbeque, whilst the level lawn provides a space to play for pets and children, all enclosed by timber fencing for security. In our opinion a family friendly garden with relatively little maintenance ongoing.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is council tax band E, and falls under Sedgemoor District Council.

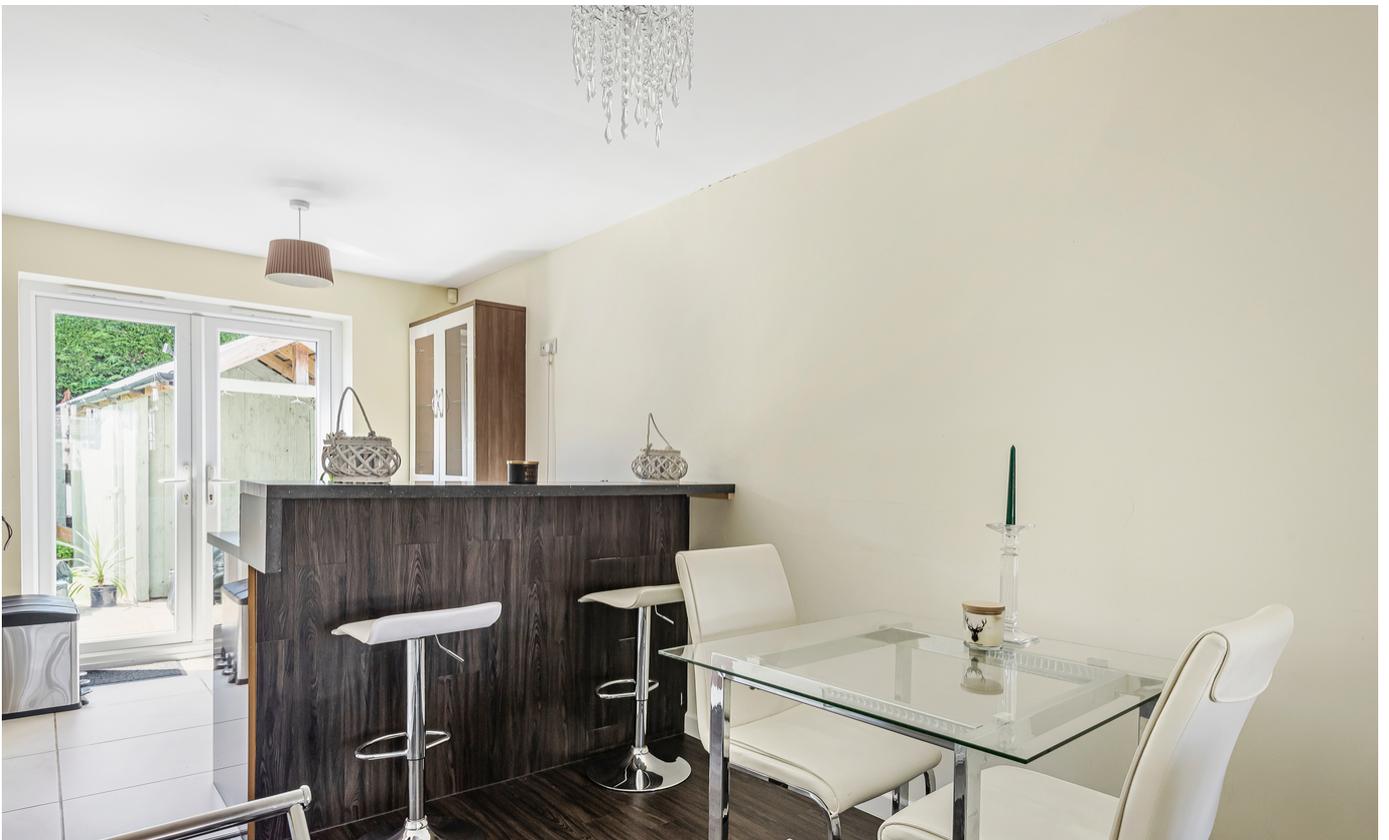
LOCATION:

The village of Woolavington has the benefit of two local shops, Primary school, GP surgery and Church and lies approximately 2 miles from access to the M5 motorway at Junction 23. This provides excellent links to Bristol and the M4, Taunton and Exeter to the South. A high speed train service operates from Taunton to London Paddington. International airports can be found at Bristol and Exeter. Woolavington lies on the slopes of the beautiful Polden Hills, running more or less east to west and accessed by the A39. The town of Bridgwater is within 5 miles to the west, whilst to the east are the towns of Street and Glastonbury. These all provide multiple shopping and schooling facilities and including world renowned Millfield School in Street in addition to the fabulous shopping facility of Clarks Village.

VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01278 455255. If arriving early, please wait to be greeted by a member of our team.

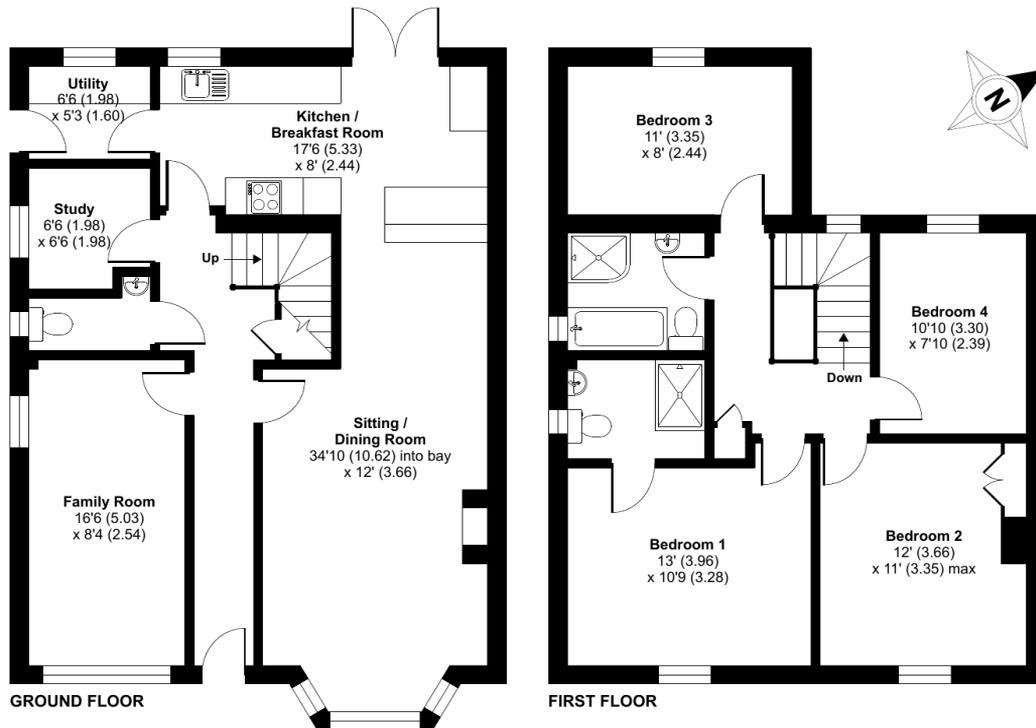




The Causeway, Woolavington, Bridgwater, TA7

Approximate Area = 1488 sq ft / 138.2 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). © nichecom 2022. Produced for Cooper and Tanner. REF: 857269

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