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ESTATE AGENTS



37 Highcroft, Bridgwater, TA7 8EU

£265,000

A delightful extended and well presented three bedroom semi- detached house situated in the highly sought-after village of Woolavington, whilst enjoying distant views to the Mendip Hills.

The double glazed and centrally heated accommodation in brief comprises entrance hall, lounge, dining room, kitchen and family room to the ground floor with three bedrooms and a family bathroom to the first floor. There is parking for multiple vehicles to the side and a lovely south facing enclosed garden to the rear which retains a good degree of privacy.

Woolavington has an excellent range of amenities including Church, village shops including Co-Op convenience store, primary school, medical centre and just a few miles to the centre of town and within close proximity to junction 23 of the M5.

An internal inspection is highly recommended.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via UPVC double glazed front door to side with obscure colour leaded light pane inset to:

HALL

Stairs rising to the first floor. Wood effect flooring.

LOUNGE

Front aspect double glazed window. Radiator. Double doors to the dining room.

DINING ROOM

Rear aspect double glazed patio doors to the family room. Storage cupboard. Radiator. Door to the kitchen.

KITCHEN

Side aspect double glazed window. Fitted with a range of wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven with grill and four ring hob with extractor fan over. Space and plumbing for washing machine, space for fridge freezer, space for a dishwasher. Tiled splash backs, wood effect flooring, opening to the family room.

FAMILY ROOM

Rear aspect double glazed window. Double glazed door to the parking area and garage. Double glazed patio doors to the garden. Radiator. Wooden flooring.

BEDROOM ONE

Front aspect double glazed window. Built in wardrobe. Radiator.

BEDROOM TWO

Rear aspect double glazed window. Radiator.

BEDROOM THREE

Rear aspect double glazed window. Radiator.

BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece white suite comprising panelled bath with wall mounted shower over, vanity wash hand basin and close coupled WC, tiled splash backs and surrounds, heated towel rail.

LANDING

Airing cupboard, loft hatch. Doors to bedrooms and bathroom.

EXTERIOR

PARKING

On own side driveway for multiple vehicles.

GARAGE

Up and over door to front. Power and light connected. Personnel door to the garden.

GARDEN

South facing and enclosed predominantly by panel fencing. Large patio adjacent to house with raised shrub beds with steps inset leading to lawned area and timber garden shed. The rear garden retains a high degree of privacy.

SERVICES

Mains electricity, water and drainage.

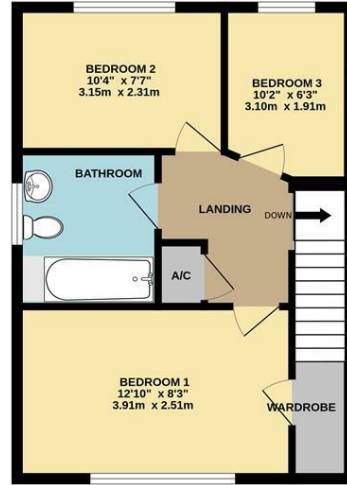
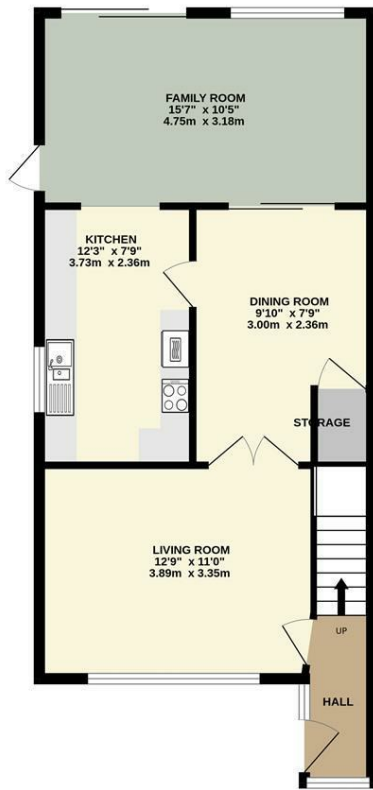
HEATING

Oil Fired Central Heating.

Floor Plan

GROUND FLOOR

1ST FLOOR

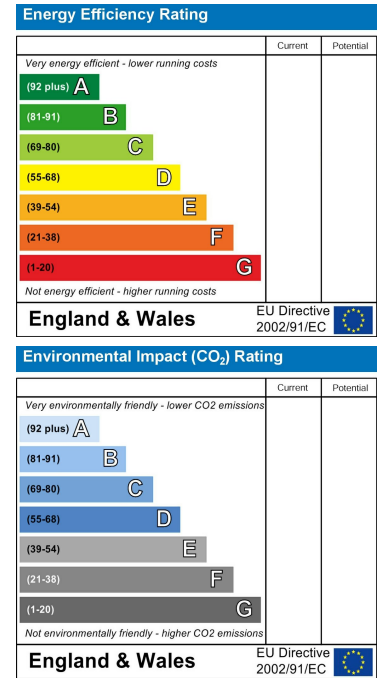


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.



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