



Old Mill Road, Woolavington  
£215,000





- End-terrace family home!
- Three well proportioned bedrooms!
- Modern décor throughout!
- Ensuite, family bathroom & WC!
- Good sized living room/diner!
- Kitchen & utility!
- Double glazing!
- LPG central heating!

## Hall

## Living Room / Diner

15'10" x 11'9" (4.85m x 3.60m)

## Kitchen

10'2" x 10'5" (3.12m x 3.20m)

## WC

## Utility

7'9" x 5'3" (2.38m x 1.62m)

## Stairs & Landing

## Bedroom 1

10'9" (min) x 9'10" (min) (3.28m (min) x 3.02m (min))

## En-Suite

## Bedroom 2

8'6" x 12'7" (2.60m x 3.85m)

## Bedroom 3

8'8" x 6'11" (2.65m x 2.12m)

## Family Bathroom

6'10" x 5'6" (min) (2.10m x 1.68m (min))







Presenting this three bedroom semi-detached family home, situated in the popular village of Woolavington.

Briefly, the ground floor of the property comprises a hall with under-stairs storage. A good sized living room diner benefitting from dual aspect windows with the main window overlooking the front. A modern kitchen with ample worktop & unit space, spotlights, electric range cooker & space for further appliances. A WC with toilet & basin. A utility/storage room with space for appliances and a door leading into the rear garden.



Stairs lead to the landing on the first floor which has a double cupboard. The master bedroom is a generously proportioned double bedroom, overlooking the front, with space for wardrobes and hosts a modern en-suite shower room comprising a shower with rainfall shower head, toilet, basin with vanity storage and spotlights. The second bedroom is another good sized double bedroom, overlooking the rear. The third bedroom is a well proportioned single room, overlooking the front. The modern family bathroom hosts a toilet, basin, towel radiator, spotlight and a bath with a rainfall shower head over too.



The rear garden consists of a concrete patio area and lawn. There is a gate providing side access also. The front of the property offers lawn with some plants and a path to the front door.

The property benefits from double glazing throughout and LPG central heating.

Set in a traditional Somerset village, the property is a short drive away from Bridgwater town centre and the M5 which links to Bristol, Exeter and beyond. Woolavington itself hosts shops, primary school, park and rural walks.

Tenure: Freehold  
EPC: C  
Council Tax Band: B



Floor Plan



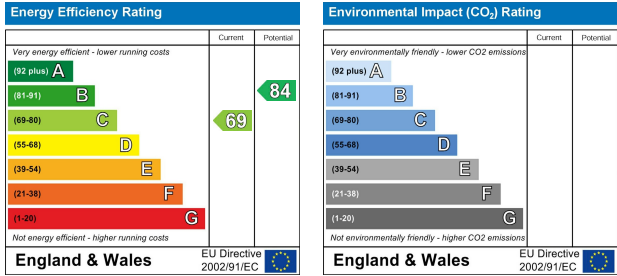
Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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Suite 1A, Wellworthys Business Centre Parrett Way, Bridgwater, Somerset, TA6 5LB  
Tel: 01278 554333 Email: corbett@sykesmoore.co.uk <http://www.sykesmoore.co.uk/>