

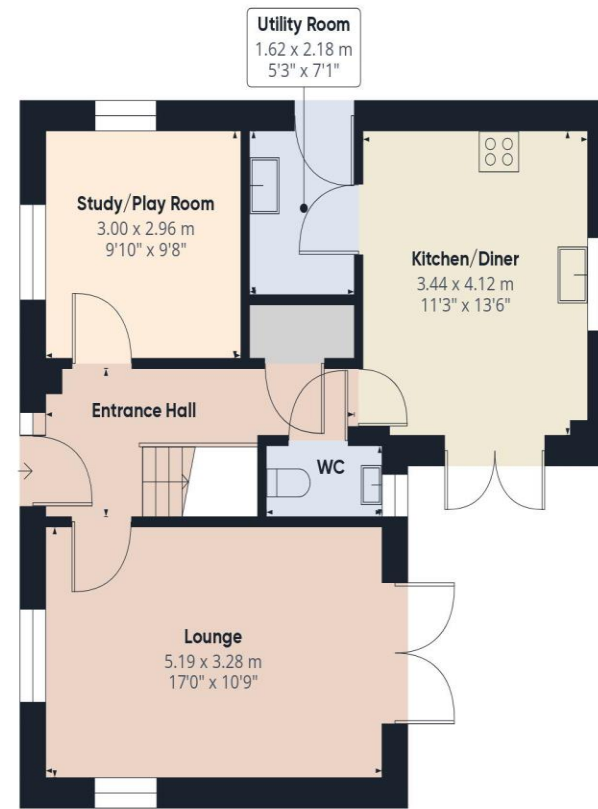
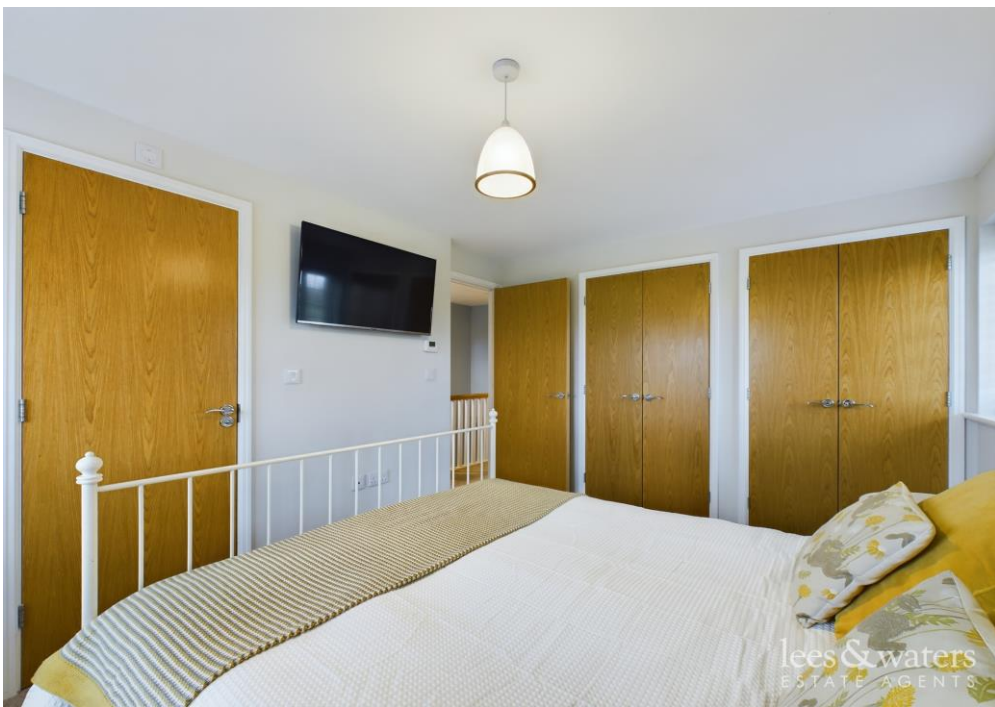


5 Newland Close, Woolavington, Bridgwater, TA7 8FJ

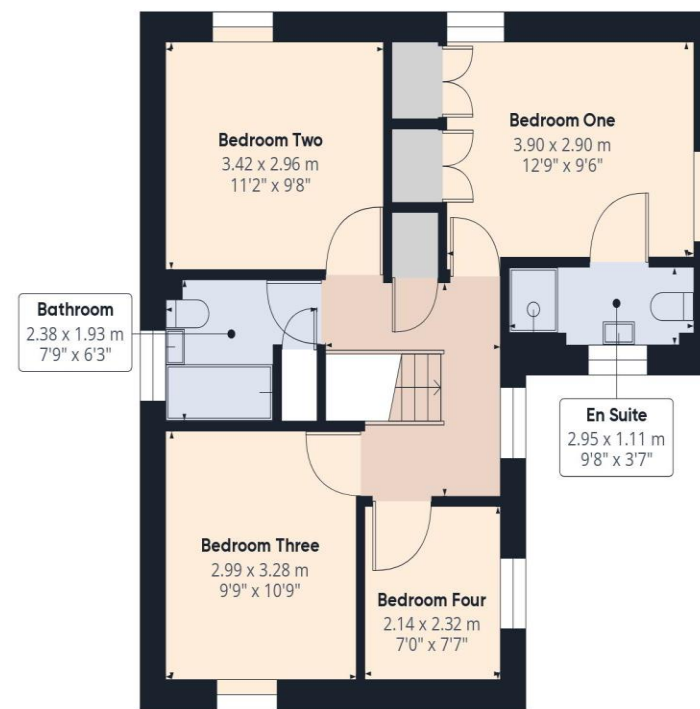
£405,000 - Freehold

Four Bedroom Detached | Triple Aspect Lounge | Second Reception Room | Kitchen/Diner | Utility Room | Family Bathroom, En Suite and Ground Floor WC | Warmed By Gas Central Heating | Edge Of Development Position With Private Rear Garden | Views Over Neighbouring Fields | Council Tax Band: E & EPC Rating: B





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

108.11 m<sup>2</sup>

1163.67 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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## THE PROPERTY

Situated at the end of this attractive development, the property benefits from having no passing traffic, a private rear garden and views over neighbouring fields.

It also has a double garage and is very well presented.

Internally the property benefits from plenty of natural light. The main lounge has windows to both the front and side aspect and French doors into the rear garden.

The study/play room is also a light room, with windows to the front and side.

Completing the ground floor accommodation is the WC, kitchen/diner and utility room - complete with plumbing and work surface space with inset sink/drainage. There is also a door to the side.

To the first floor are four well proportioned bedrooms, with bedroom four measuring over 54 ft<sup>2</sup>. Bedroom One has built-in wardrobe space and access to a shower room en suite.

Outside there is a small garden to the front and gates to the rear garden from both sides. This private rear garden is east facing and enjoys the morning sun, plus it offers a door to the double garage which has power, lighting and overhead storage.

Please note that there is an annual Estate Charge of £120 per annum and the solar panels were included with the house, as built, by Newland Homes.

In terms of location, Woolavington is served by a shop and amenities just a short walk from the property and a doctor's surgery that is linked to the surgery in Edington. In fact, the stretch of villages between Puriton and Shapwick, which encompasses Woolavington, have a vast array of amenities, including additional shops, a café, gym, a number of primary schools, a veterinary surgery and popular cricket pavilion.

There is easy access to the M5 and the A39.

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Energy performance certificate (EPC)

5, Newland Close Woolavington BRIDGWATER TA7 8FJ	Energy rating <b>B</b>	Valid until: 1 June 2027 Certificate number: 0355-3822-7466-9103-7431
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Property type: Detached house  
Total floor area: 111 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is B. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← B	← B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		