

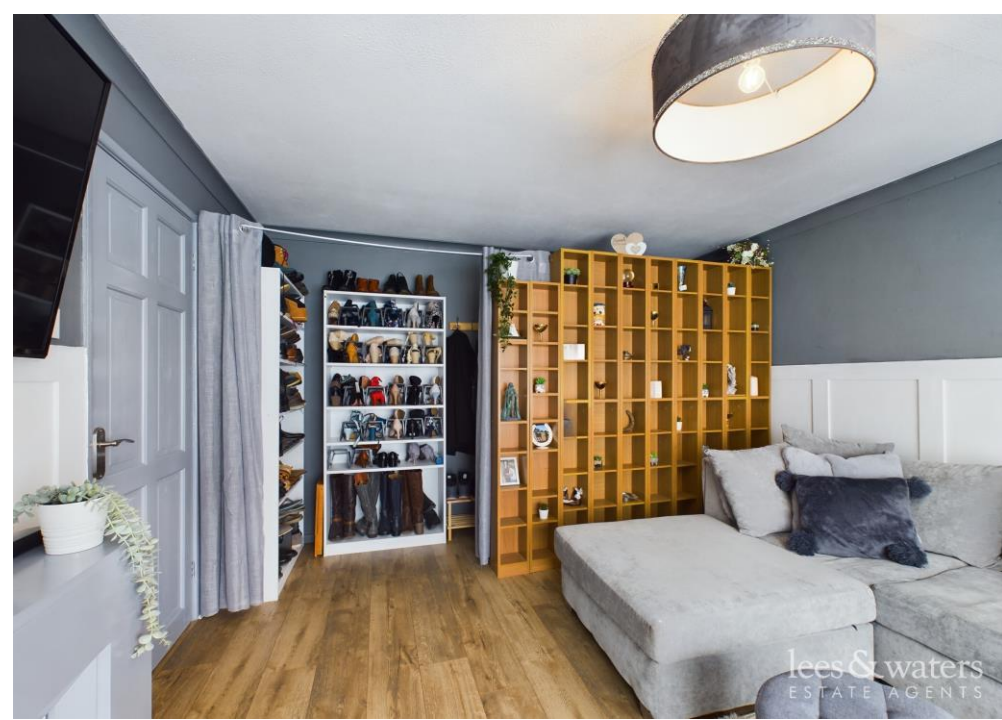


5 Windmill Crescent, Woolavington, Bridgwater, TA7 8HP

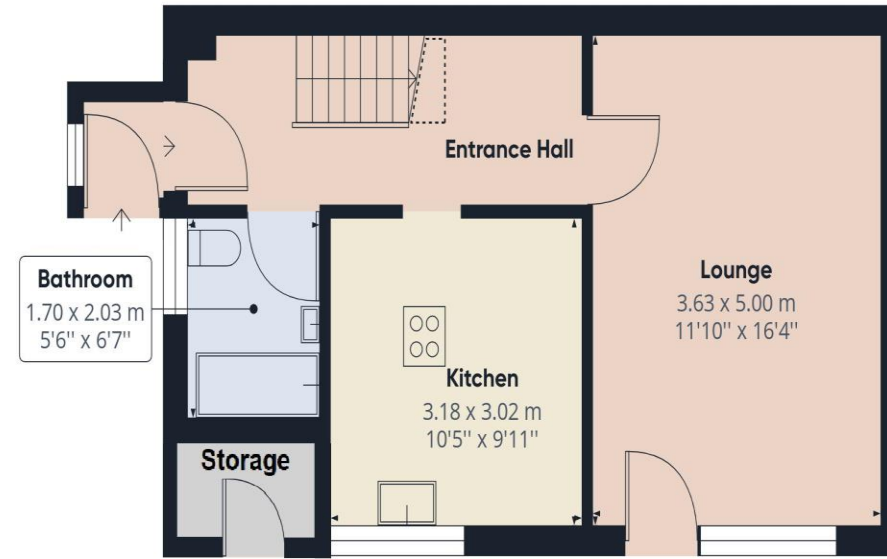
Offers in Excess of £200,000 - Freehold

No Onward Chain | Immaculately Presented | Three Double Bedrooms | Large Reception Room | Beautiful Kitchen/Breakfast Room | Ground Floor Bathroom | Local Shops | Village Primary School | Good M5 Access | EPC Rating: E

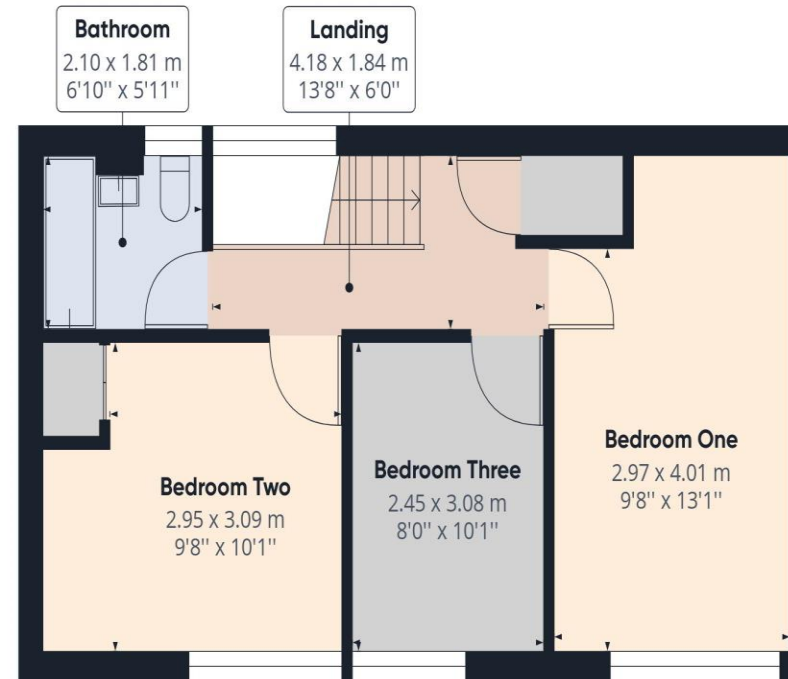








Floor 0



Floor 1



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

83.42 m<sup>2</sup>

897.96 ft<sup>2</sup>

Reduced headroom

1.28 m<sup>2</sup>

13.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

Available with no onward chain, this well positioned property offers three double bedrooms and two bathrooms.

Having recently undergone a large home improvements project it's in immaculate order and stylish throughout.

To the ground floor there is a kitchen/breakfast room and a large lounge. The lounge gives access to the rear garden and is south facing, benefitting from plenty of natural light. Completing the ground floor accommodation is the ground floor bathroom and entrance hall with access to study space beneath the stairs.

There is a storage cupboard to the first floor landing, off which you'll find all three bedrooms which are south facing, again having plenty of natural light.

The neutral bathroom completes the first floor accommodation with shower over the bath.

Most of the Polden Villages do not have gas, therefore the property is warmed by a mix of electric heaters and storage heaters.

Just a short walk across the road is a shop and other amenities. Also within walking distance is the Co-op and Woolavington Primary School.

The village also offers country walks and a doctors surgery.

Further afield in the Polden Villages you'll find pubs, numerous primary schools, shops, a gym, nail bar, coffee shop and a second doctors surgery in Edington that is paired with the one in Woolavington.

Spacious throughout, well located, available with no onward chain and much improved, this is a great proposition for a first time buyer, downsizer or investor.

## ROOM SIZES & ADDITIONAL INFORMATION

### Ground Floor

#### Entrance Hall

**Ground Floor Bathroom**  
6' 8" x 5' 7" (2.03m x 1.70m)

**Kitchen**  
10' 5" x 9' 11" (3.18m x 3.02m)

**Lounge**  
11' 11" x 16' 5" (3.63m x 5.00m)

### First Floor

**Bedroom One**  
9' 9" x 13' 2" (2.97m x 4.01m)

**Bedroom Two**  
9' 8" (to curtain) x 10' 2" (2.95m x 3.09m)

**Bedroom Three**  
8' 0" x 10' 1" (2.45m x 3.08m)

**Bathroom**  
6' 8" x 5' 9" (2.03m x 1.76m)

### Tenure

Freehold

### Services

Electricity, water & mains drainage

### Heating

Electric heaters & electric storage heaters

### Council Tax Band

B

### Agents Note

Some of the photographs used have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only.

### 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, Windmill Crescent Woolavington BRIDGWATER TA7 8HP	Energy rating <b>E</b>	Valid until: 4 October 2025 Certificate number: 8591-4453-3929-6507-2053
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Property type: Semi-detached house  
Total floor area: 83 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		