



GIBBINS RICHARDS 

Tithe Barn, 20a Main Road, Westonzoyland, Nr. Bridgwater TA7 0EB

£425,000

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Making home moves happen

Located in the heart of this popular village and within easy access to local amenities, this impressive four double bedroom detached barn is beautifully presented throughout and exudes character and charm. The ground floor comprises; spacious well equipped kitchen/dining room, inner hallway with utility area and ground floor WC, large open plan sitting/dining room. To the first floor a galleried landing leads to four genuine double bedrooms and family bathroom. Both bedrooms 1 and 2 have their own private en-suite shower rooms. Externally the property has multiple off road parking access via electric gates to the rear and enclosed well tended gardens. This beautiful family home must be viewed to be fully appreciated. Grade II Listed

Tenure: Freehold / Energy Rating: EXEMPT / Council Tax Band: F

The village of Westonzoyland lies approximately 6 miles to the east of Bridgwater and offers an excellent range of local amenities. The nearby town of Bridgwater offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

BEAUTIFULLY PRESENTED / INDIVIDUAL PERIOD BARN
FOUR GENUINE DOUBLE BEDROOMS
OIL FIRED CENTRAL HEATING
ENCLOSED GARDENS
OFF ROAD PARKING
CENTRAL VILLAGE LOCATION
MUCH CHARACTER & CHARM
SPACIOUS LIVING AREA / PERFECT FOR ENTERTAINING
GRADE II LISTED





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Kitchen/Dining Room	23' 3" x 18' 0" (7.08m x 5.48m) (max) Fitted with a modern range of matching eye and low level units with timber effect rolled edge work surface and tiled splashbacks. 'Range' electric cooker. Integrated 'Lamona' dishwasher, space for 'American' style fridge/freezer. Stable door and double opening doors, window to front. Door to sitting room and inner hallway.
Inner Hallway	7' 4" x 5' 7" (2.23m x 1.70m) Thermostat control for central heating. Door to cloakroom. Airing cupboard with space and plumbing for washing machine and tumble dryer, pressurized hot water cylinder. Storage cupboard.
Cloakroom	6' 6" x 3' 10" (1.98m x 1.17m)
Sitting Room	Sitting Area: 17' 1" x 12' 10" (5.20m x 3.91m) Dining Area: 17' 1" x 16' 5" (5.20m x 5.00m) 31' 0" x 17' 2" (9.44m x 5.23m) Cleverly divided into a separate sitting room and dining area. Turning stairs to first floor. Understairs storage. Double opening French doors to garden. Deep silled windows to front and rear. Central fireplace feature with bio ethanol contemporary style fire.
First Floor Galleried Landing	12' 9" x 12' 4" (3.88m x 3.76m) Space for study area. Grade II listed historic beam. Exposed stone. Hatch to loft.
Bedroom	18' 7" x 9' 10" (5.66m x 2.99m) Two front aspect windows.
Bedroom	18' 7" x 8' 10" (5.66m x 2.69m) Rear aspect window.
Bathroom	11' 1" x 5' 11" (3.38m x 1.80m) Fitted with a white four piece matching suite comprising low level WC, pedestal wash hand basin, panel bath and enclosed shower cubicle.
Bedroom	17' 6" x 9' 11" (5.33m x 3.02m) Large floor level window to front. Deep sill window to front.
En-Suite Shower Room	9' 8" x 5' 9" (2.94m x 1.75m) White low level WC, pedestal wash hand basin and walk-in shower.
Bedroom	7' 11" x 9' 1" (2.41m x 2.77m) Two rear aspect windows.
Shower Room	6' 8" x 6' 2" (2.03m x 1.88m) Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle.
Outside	To the front of the property there is a small gravel area leading to front door. To the rear of the property is an attractive and fully enclosed landscaped garden measuring approximately - 30' (9.14m) in depth by 58' (17.66m) in width. The rear garden has electrically operated sliding gates providing vehicular access to gravelled parking area. There is also an area of lawn with paved patio seating area and leading to timber summerhouse and timber shed - 7' 8" x 6' 0" (2.34m x 1.83m) mains power. Outside lighting and tap. Floor mounted oil central heating boiler.
Summerhouse	9' 7" x 7' 9" (2.92m x 2.36m) Double opening doors to front. Mains lighting and power.



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GROUND FLOOR
913 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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