



GIBBINS RICHARDS 

11 Monmouth Road, Westonzoyland, Nr. Bridgwater TA7 0HE

£367,500

GIBBINS RICHARDS   
Making home moves happen

A cleverly extended and deceptively spacious four double bedroom semi-detached family home. This well-designed property is well presented throughout and has an abundance of family living space. On the ground floor an entrance hall leads to sitting room and ground floor cloakroom with an impressive kitchen/dining/family space and adjoining utility extension. On the first floor a landing leads to four double bedrooms and family bathroom. Externally the property has multiple off-road parking and good size garage to the front with private and enclosed garden to the rear. The accommodation is fully UPVC double glazed and warmed by oil fired central heating.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

This great size family home is situated in a perfect position on the very edge of this popular village but still within easy access to village amenities. The property enjoys countryside views to the front and rear and occupies a good size level plot with an abundance of off road parking to the front and private garden to the rear. The property is approximately 4.6 miles to Bridgwater, 10.5 miles to Street and 15 miles to the centre of the county town of Taunton.

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.

FULL UPVC DOUBLE GLAZING  
OIL FIRED CENTRAL HEATING  
SPACIOUS FAMILY HOME  
FOUR DOUBLE BEDROOMS  
GOOD SIZE GARDENS  
MULTIPLE OFF ROAD PARKING / GARAGE  
COUNTRYSIDE VIEWS TO FRONT & REAR



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**Entrance Hall**

14' 0" x 6' 8" (4.26m x 2.03m) Stairs to first floor with under stairs storage cupboard. Door to cloakroom and kitchen/breakfast room. Wide opening to sitting room.

**Sitting Room**

14' 8" x 13' 0" (4.47m x 3.96m) Front aspect window.

**Cloakroom**

4' 11" x 2' 10" (1.50m x 0.86m) Low level WC and wash hand basin.

**Kitchen/Breakfast/Dining Room**

34' 0" x 10' 0" (10.36m x 3.05m) Double opening French doors to rear garden. Pedestrian door providing direct access to garage. Rear aspect window. Wide opening to utility extension. Flagstone flooring and under unit heater. Fitted with a matching range of modern gloss fronted eye and low level units. Electric 'Range' cooker and oversize extractor fan and light over. Breakfast bar area.

**Utility**

9' 4" x 8' 7" (2.84m x 2.61m) Rear aspect window. Fitted with a matching range of modern gloss fronted eye and low level units.

**First Floor Galleried Landing**

Doors to four bedrooms and family bathroom. Hatch to loft. Double doors to airing cupboard.

**Bedroom 1**

21' 4" x 10' 8" (6.50m x 3.25m) Front and rear aspect windows. Multiple built-in wardrobes with mirror fronted sliding doors.

**En-Suite Shower Area**

Oversize shower cubicle with electric shower and wash hand basin.

**Bedroom 2**

14' 0" x 10' 11" (4.26m x 3.32m) Front aspect window.

**Bedroom 3**

12' 5" x 10' 7" (3.78m x 3.22m) Rear aspect window.

**Bedroom 4**

9' 2" x 8' 9" (2.79m x 2.66m) Front aspect window. Wardrobe recess over stairs.

**Family Bathroom**

7' 4" x 5' 4" (2.23m x 1.62m) Rear aspect obscure window. Fitted in a white three piece matching suite comprising low level WC with concealed cistern, pedestal wash hand basin with storage unit under, oversize bath with chrome power shower including monsoon head.

**Garage**

15' 4" x 12' 11" (4.67m x 3.93m)

**Outside**

To the front there is an area of multiple off road parking with shrub flower borders and area of lawn. To the rear is a good size garden predominantly laid to lawn and enclosed by timber fencing and mature hedgerows. There is a paved patio area adjoining the property and block built store.

**AGENTS NOTE**

The property has 'leased' solar panels, the original term of the lease was 20 years of which 10 years has already expired. The remainder of the lease will be passed to the new owners upon completion of the purchase.



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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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