



GIBBINS RICHARDS 

17 Wade Close, Westonzoyland, Nr. Bridgwater TA7 0HW

£279,950

GIBBINS RICHARDS   
Making home moves happen



This well presented three bedroom detached house with garage, conservatory, ample off road parking, electric heating, fully double glazed and good size private rear garden. Fitted wardrobes to master bedroom. Cul-de-sac location. The accommodation comprises in brief; entrance hall, sitting room, kitchen/diner, conservatory, three first floor bedrooms and family bathroom.

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

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.

POPULAR VILLAGE LOCATION  
THREE BEDROOM DETACHED HOUSE  
FULLY DOUBLE GLAZED  
ELECTRIC HEATING  
CUL-DE-SAC POSITION  
SINGLE GARAGE  
MULTIPLE OFF ROAD PARKING  
FULLY ENCLOSED REAR GARDEN  
IDEAL FAMILY HOME







GIBBINS RICHARDS ▲

Reception Hall  
Sitting Room  
Kitchen/Diner  
Conservatory  
First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom  
Outside  
Garage

Leading to;  
14' 9" x 11' 4" (4.49m x 3.45m) Front aspect window.  
14' 9" x 10' 2" (4.49m x 3.10m) Fitted with a range of units to base and wall. Space for electric cooker, dishwasher, washing machine and upright fridge/freezer. Rear aspect window and door into conservatory.  
13' 4" x 9' 5" (4.06m x 2.87m) Tiled floor. French doors to garden.  
Doors to three bedrooms and bathroom. Airing cupboard with water cylinder tank and storage over.  
12' 2" x 8' 2" (3.71m x 2.49m) Fitted with a range of built-in wardrobes. Front aspect window.  
11' 4" x 8' 2" (3.45m x 2.49m) Rear aspect window. Electric panel heater.  
8' 5" x 6' 4" (2.56m x 1.93m) Front aspect window.  
6' 5" x 5' 7" (1.95m x 1.70m) Fitted with a white three piece suite comprising pedestal wash hand basin, low level WC, bath with over head electric shower. Rear aspect obscure window. Electric towel radiator.  
To the front of the property there is ample off road parking for several vehicles. To the rear is a private and beautiful landscaped garden laid to patio and artificial lawn. Large wooden pergolas to the rear of the garden providing a pleasant seating area.  
Metal up and over door. Door to rear garden.



GIBBINS RICHARDS ▲



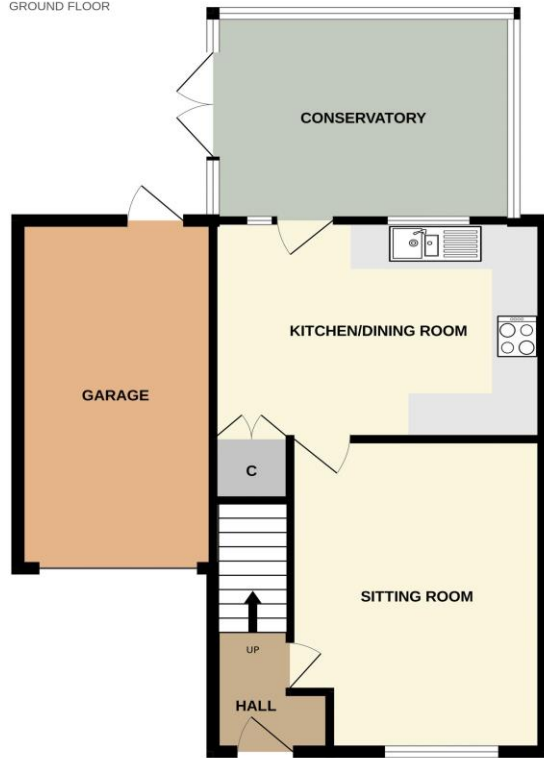
GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix 62024



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk