

15 Kicks Farm Close, Westonzoyland, Nr. Bridgwater TA7 0DP £485,000



A beautifully presented and extended four bedroom detached property with garage and parking. Located in a small executive style development within the sought after east side village of Westonzoyland. Greatly improved by the currently vendors with the addition of 24' dining/family room to the full width of the property with modern gas fire and bi-folding doors opening onto the Mediterranean style enclosed garden with outdoor kitchen. Comprising in brief a traditional reception area with downstairs WC. Large front aspect sitting room with bay window. Modern kitchen with striking black units with large island and two large built-in fridge/freezers; the kitchen opens out into the large dining family room extension with bi-folds and sky laterns. Useful adjoining utility room. To the second floor four well proportioned bedrooms, the master enjoying an en-suite and family bathroom can be found.

## Tenure: Freehold / Energy Rating: D / Council Tax Band: E

The village of Westonzoyland lies approximately six 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.

VERY WELL PRESENTED & EXTENDED FOUR BEDROOM DETACHED HOUSE POPULAR VILLAGE LOCATION FOUR DOUBLE BEDROOMS GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM MODERN KITCHEN / SEPARATE UTILITY ROOM EXTENDED DINING / FAMILY ROOM WITH BI-FOLD DOORS LOW MAINTENANCE REAR GARDEN LPG CENTRAL HEATING FULLY DOUBLE GLAZED GARAGE / OFF ROAD PARKING







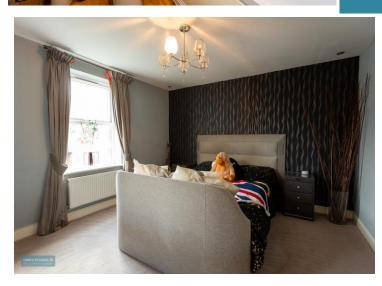




Entrance Hall

Storage cupboard.









1ST FLOOR



Whils revery 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 applicances shown have no been tested and no guarantee as to their openability or efficiency can be given. Made with Merporg 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.

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