



15 Kicks Farm Close, Westonzoyland, Nr. Bridgwater TA7 0DP
Offers in Excess of £450,000

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Making home moves happen

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 lanterns. 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





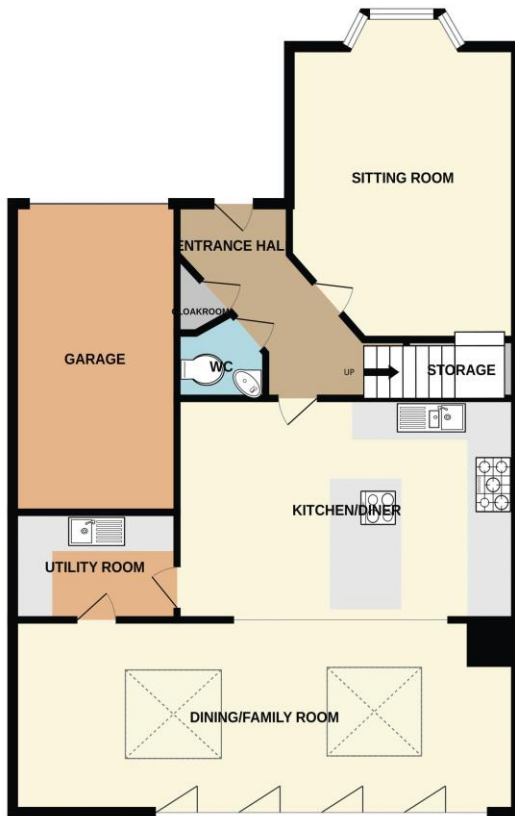
Entrance Hall	Storage cupboard.
Cloakroom	5' 2" x 4' 9" (1.57m x 1.45m) Low level WC and wash hand basin.
Sitting Room	15' 3" x 12' 9" (4.64m x 3.88m) Front and side aspect windows. Door to understairs storage cupboard.
Kitchen	19' 3" x 11' 8" (5.86m x 3.55m) Fitted with a modern range of low-level mat black units, integrated eye level double oven and grill, six ring gas hob with extractor hood over, an extra four ring induction hob on the island. Two Charging points at each end of the island for wireless charging that electronically pop up out of the island with two plug sockets, two USB sockets and Bluetooth speakers. Built-in wine cooler fridge, built in 'American' style fridge/freezer, and an extra built in single fridge/freezer. There are also Indian granite black work tops to the sides and sparkling ice white quartz work top to the island. Over the sink there is an InSinkErator hot tap which produces hot and cold water with filtered cold water and boiling hot water so there is no need for a kettle ever again. Tiled floor joining to Dining/Family Room. There is also a Nest heating system controller above the fridge.
Utility Room	9' 1" x 5' 7" (2.77m x 1.70m) Range of base and wall units with Indian granite work tops and sink. Space for washing machine and tumble dryer. Central heating boiler.
Dining/Family Room	24' 7" x 10' 8" (7.49m x 3.25m) Two ceiling lanterns. Remote control Bell Gas fire. Aluminium Bi-fold doors coloured in grey to rear garden. Tiled floor joining to kitchen.
First Floor Landing	15' 10" x 12' 0" (4.82m x 3.65m) L-shaped Side aspect window. Doors to four bedrooms and family bathroom. Hatch to loft. Airing cupboard housing the immersion tank.
Bedroom 1	12' 10" x 12' 7" (3.91m x 3.83m) Front and side aspect windows.
En-Suite Shower Room	7' 1" x 5' 0" (2.16m x 1.52m) Front aspect obscure window. Fitted in a modern suite comprising walk-in double shower, low level WC and wash hand basin.
Bedroom 2	12' 7" x 11' 3" (3.83m x 3.43m) Front aspect window. Built-in wardrobes.
Bedroom 3	10' 0" x 9' 6" (3.05m x 2.89m) Rear aspect window. Built-in wardrobes.
Bedroom 4	11' 9" x 8' 8" (3.58m x 2.64m) Rear aspect window. (currently arranged as a dressing room)
Family Bathroom	9' 3" x 6' 0" (2.82m x 1.83m) Rear aspect obscure window. Equipped in a modern white suite comprising low level WC, wash hand basin, bath and separate walk-in double shower enclosure.
Outside	Fully enclosed private low maintenance rear garden, central patio that matches indoor tiles, artificial Chelsea turf lawn. Built-in barbecue area with a big BBQ grill, one burner hob and outdoor sink and tap with Indian granite work tops.
Integral Garage	17' 1" x 9' 2" (5.20m x 2.79m) With wooden laminate flooring, power and light and remote controlled up and over garage door.

AGENTS NOTE

This property is subject to an annual fee of approximately £283.06 payable to Broadstone Mead Management Company Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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.
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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.



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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