



GIBBINS RICHARDS 

18c Main Road, Middlezoy, Nr. Bridgwater TA7 0PB

£389,950

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Constructed in 2018 and therefore still benefits from the remaining of its Ten Year Build Warranty, the property is superbly presented throughout, fully UPVC double glazed and warmed by economic air source heat pump. Internally, the accommodation is beautifully presented and comprises in brief; spacious entrance hall, sitting room, separate dining room, spacious kitchen/breakfast room, separate utility and ground floor WC. To the first floor a large galleried landing leads to four spacious bedrooms all with built-in wardrobes (master with en-suite shower room) and four piece family bathroom. The property enjoys a convenient and tucked away position close to the centre of the village and enjoys countryside views from the first floor.

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

Middlezoy is a popular village which lies approximately 7 1/2 miles to the east of Bridgwater and 6 1/2 miles west of the market town of Langport, 12 miles to Taunton and 9 miles to Street. The village contains a popular pub, primary school, village hall, post office/general store, historic church and playing fields. Further facilities can be found in the neighbouring villages of Westonzoyle and Othry, whilst for the commuter the M5 motorway can be accessed at Junctions 23 and 24 and the mainline railway station links can be found at Bridgwater and Taunton.

- SUPERBLY PRESENTED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- GARAGE / OFF ROAD PARKING
- ENCLOSE REAR GARDEN
- AIR SOURCE HEAT PUMP
- UPVC DOUBLE GLAZING
- SOUGHT AFTER VILLAGE LOCATION
- MODERN KITCHEN & SANITARY FITMENTS



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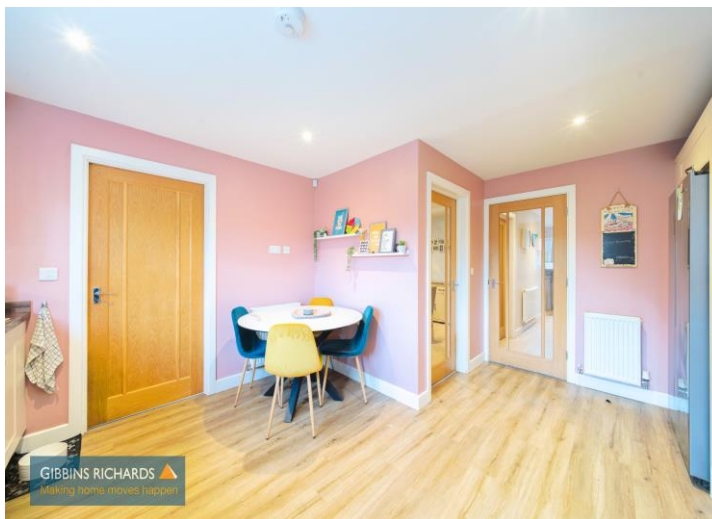
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Entrance Hall	Stairs rising to first floor. Doors to sitting room, kitchen/breakfast room, WC, dining room and storage cupboard.
Sitting Room WC	15' 10" x 10' 3" (4.82m x 3.12m) Front aspect window. 6' 2" x 3' 2" (1.88m x 0.96m) Front aspect obscure window. Comprising low level WC and wash hand basin with storage unit under.
Airing Cupboard Dining Room	Factory lagged hot water cylinder. 11' 4" x 11' 3" (3.45m x 3.43m) Side aspect window. Understairs storage cupboard. Door to kitchen.
Kitchen/Breakfast Room	15' 7" x 12' 9" (4.75m x 3.88m) Rear aspect window and door to utility. Fitted with a modern range of eye and low level units with timber effect flooring. Inset ceiling spot lights. Electric 'Range' cooker with five ring hob and extractor fan/light over. Space for 'American' fridge/freezer. Integrated dishwasher.
Utility Room	10' 1" x 6' 1" (3.07m x 1.85m) Door to rear garden. Fitted with a range of low level units. Electric fuse board. Intruder alarm control panel. Space and plumbing for washing machine.
First Floor Gallered Landing Bedroom 1	Doors to four bedrooms and family bathroom. Hatch to loft. 13' 7" x 12' 7" (4.14m x 3.83m) Rear aspect window. Built-in wardrobes. Door to;
En-Suite Shower Room	6' 5" x 6' 3" (1.95m x 1.90m) Rear aspect obscure window. Fitted with a white three piece suite comprising low level WC, wash hand basin with storage unit under, corner shower cubicle.
Bedroom 2	11' 3" x 9' 8" (3.43m x 2.94m) Side aspect window. Built-in wardrobes.
Family Bathroom	11' 3" x 5' 6" (3.43m x 1.68m) Obscure window to side. Fitted with a four piece matching suite comprising low level WC with concealed cistern, wash hand basin with storage unit under, enclosed shower cubicle and bath.
Bedroom 3	13' 5" x 9' 6" (4.09m x 2.89m) Front aspect window enjoying pleasant countryside views. Built-in wardrobes.
Bedroom 4	9' 5" x 7' 9" (2.87m x 2.36m) Front aspect window enjoying pleasant countryside views. Built-in wardrobes.
Outside	The rear garden measures approximately - 37' (11.27m) in depth by 36' 6" (11.12m) in width, fully enclosed by timber fencing and enjoys a good degree of privacy. There is a paved patio area adjoining the property with side access path and pedestrian door to garage. The remaining of the garden is predominantly laid to lawn. Air source heat pump providing central heating and domestic hot water.
Large Single Garage	18' 11" x 10' 11" (5.76m x 3.32m) Vehicular roller door, mains lighting and power, rear pedestrian door and roof storage space. Off road parking to the front.





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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