



GIBBINS RICHARDS
Making home moves happen

Four Winds & The Bungalow, Westonzoyland Road, Bridgwater TA6 5BW
£495,000

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A rare opportunity to acquire a spacious family home with attached annexe bungalow, suitable for a variety of uses. The main house carries two reception rooms, spacious kitchen, three bedrooms and bathroom to the first floor, enclosed gardens and off road parking. The annexe bungalow offers recently refurbished accommodation to include living room, newly fitted kitchen, two bedrooms, newly fitted bathroom, enclosed garden and off road parking. No onward chain.

FOUR WINDS - Tenure: Freehold / Energy Rating: D / Council Tax Band: D
THE BUNGALOW - Tenure: Freehold / Energy Rating: D / Council Tax Band: B

Four Winds and the annexe bungalow provide a unique opportunity to acquire a property which could well suit a family with dependant relations, home and income opportunity, investment opportunity etc. Both properties are completely self contained from each other and benefit from no onward chain. The properties are located on the eastern outskirts of Bridgwater, within easy reach of local amenities, whilst the town centre itself is under one mile distant.

- HOME & INCOME OPPORTUNITY
- HOUSE WITH ADJOINING BUNGALOW
- FLEXIBLE LIVING SPACE
- LEVEL LOCATION
- AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- ADDITIONAL WORKSHOPS AVAILABLE BY SEPARATION NEGOTIATION





FOUR WINDS - HOUSE

Entrance Hall	
Living Room	16' 9" x 12' 5" (5.10m x 3.78m)
Dining Room	12' 5" x 13' 8" (3.78m x 4.16m)
Kitchen/Breakfast Room	13' 11" x 10' 2" (4.24m x 3.10m)
First Floor Landing	
Bedroom 1	12' 5" x 10' 2" (3.78m x 3.10m)
Bedroom 2	11' 5" x 9' 6" (3.48m x 2.89m)
Bedroom 3	9' 5" x 9' 1" (2.87m x 2.77m)
Bathroom	6' 8" x 5' 0" (2.03m x 1.52m)
Outside	Open plan gardens to the front and enclosed garden to the rear. Off road parking.

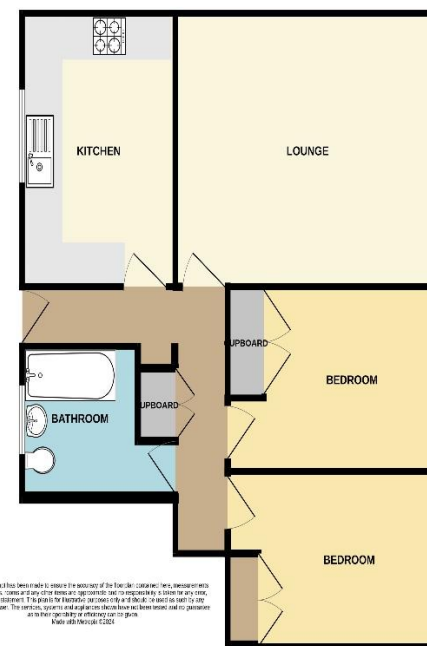
FOUR WINDS - BUNGALOW

Entrance Hall	Airing cupboard.
Living Room	15' 10" x 13' 0" (4.82m x 3.96m) Patio doors to rear garden.
Kitchen	13' 0" x 9' 5" (3.96m x 2.87m) Newly fitted. Boiler cupboard.
Bedroom 1	10' 0" x 8' 10" (3.05m x 2.69m)
Bedroom 2	10' 0" x 9' 0" (3.05m x 2.74m)
Bathroom	7' 2" x 5' 8" (2.18m x 1.73m) Newly fitted.
Outside	Parking area to the front with side access leading to a fully enclosed rear garden which is mainly laid to lawn.





GROUND 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.



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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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