



GIBBINS RICHARDS   
Making home moves happen

Tower Cottage, Church Lane, Westonzoyland, Nr. Bridgwater TA7 0EP  
**£225,000**

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This stunning three bedroom semi-detached cottage in the popular village of Westonzoyland comes to the market with oodles of character. The property benefits from UPVC double glazing throughout, stunning interior, three double bedrooms and private enclosed courtyard garden. The accommodation comprises in brief; entrance lobby, stairs to first floor, sitting room, dining room, kitchen and to the first floor are three double bedrooms and family bathroom.

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

The village of Westonzoyland provides a useful range of local amenities including primary school, church and local stores. Bridgwater town centre is under 5 miles distant and provides a comprehensive range of shopping and leisure facilities together with M5 motorway and railway access.

NO ONWARD CHAIN  
CHARACTERFUL COTTAGE  
ELECTRIC HEATING  
PRIVATE ENCLOSED COURTYARD GARDEN  
SEMI-DETACHED  
VILLAGE LOCATION  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
IDEAL FIRST TIME HOME  
what3words: thanks.gentleman.slices



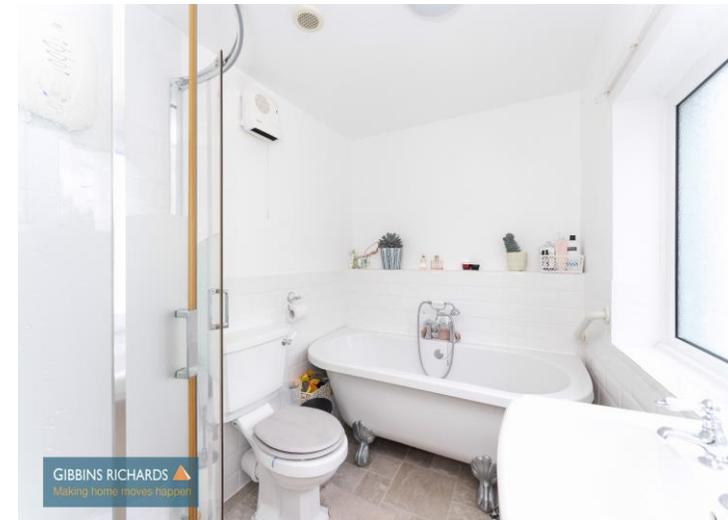
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Entrance Lobby  
Dining Room

Kitchen

Sitting Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

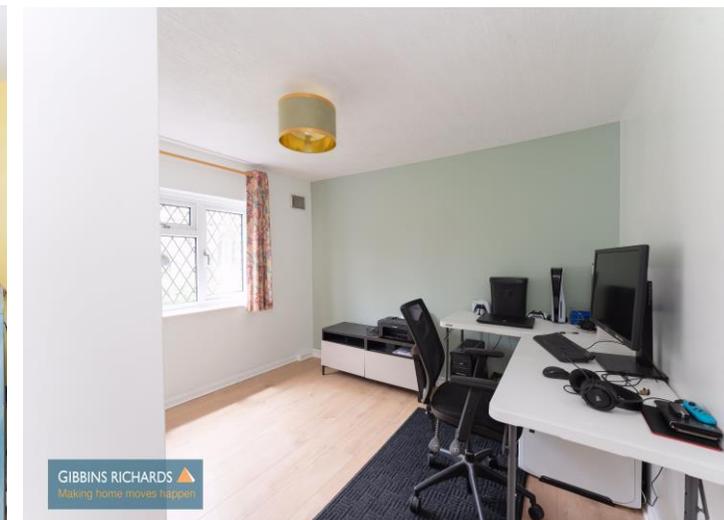
Stairs to first floor.  
13' 5" x 10' 2" (4.1m x 3.1m) Rear aspect window. Door to kitchen.  
14' 5" x 5' 11" (4.4m x 1.8m) Rear aspect window and door to courtyard garden. Space and plumbing for washing machine. Integrated electric cooker and hob. Window to sitting room.  
17' 9" x 10' 6" (5.4m x 3.2m) Dual front aspect windows. Open fireplace.  
Rear aspect window. Hatch to loft.  
Doors to three bedrooms and bathroom.  
10' 6" x 10' 2" (3.2m x 3.1m) Front aspect window. Built-in wardrobes.  
10' 10" x 10' 2" (3.3m x 3.1m) Front aspect window. Built-in wardrobes.  
11' 6" x 8' 10" (3.5m x 2.7m) Rear aspect window.  
10' 2" x 5' 11" (3.1m x 1.8m) Rear aspect window. Low level WC, wash hand basin, bath and walk-in shower. Storage cupboard.  
Low maintenance courtyard garden with outside storage cupboard with electric.

**AGENTS NOTE**

Please note we have been advised by our vendors that spray foam insulation has been installed in the roof space.



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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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