



50 Main Road

Westonzoyland, TA7 0ED

Price £269,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A modern three bedroom detached house completed approximately 9 years ago backing onto agricultural land offering the potential to add an en suite and garage subject to planning permission and necessary consents.

Lounge* kitchen/breakfast room* cloakroom* Three bedrooms* shower room* parking* garden*village location* views across agricultural land.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to:

Lounge

15'9" x 8'5" maximum (4.80 x 2.57 maximum)

Open fronted understair storage cupboard, upvc double glazed window to the front and upvc double glazed picture window to the side. Upvc double glazed French doors and matching side panels opening to the rear garden. Air to air heat pump and air conditioning unit and door to the:

Inner Hallway

Stairs rising to the first floor.

Cloakroom/Utility Room

With close coupled w.c., wash hand basin with cupboard below and instant electric hot water tap, extractor fan and upvc double glazed obscured window to the front. Plumbing for automatic washing machine.

Kitchen/Dining Room

15'9" x 8'2" (4.80 x 2.49)

Fitted with an attractive range of wall and floor units to incorporate single sink drainer unit with instant hot water tap, space for under counter fridge and freezer, plumbing for dishwasher, upvc double glazed window to the front and upvc double glazed French doors with matching side panels opening to the rear garden. Air to air heat pump and air conditioning unit.

First Floor Landing

Picture upvc double glazed window to the rear enjoying an open aspect

over agricultural land. Air to air heat pump and air conditioning unit. Door to the:

Inner Landing

Staircase leading to the third bedroom. Upvc double glazed window to the side.

Bedroom 1

15'8" x 8'5" maximum (4.80 x 2.59 maximum)

Upvc double glazed window to the rear with aspect over agricultural land. Space for en suite subject to necessary consents and building regulations.

Bedroom 2

12'4" x 8'7" (3.76 x 2.64)

Upvc double glazed window to the rear with aspect over agricultural land.

Second floor Bedroom 3

22'11" x 13'1" (7 x 4)

With restricted head room. Electric heater and Velux window to rear.

Shower Room

Comprising shower cubicle with electric shower, wash hand basin and close coupled w.c. Extractor fan, electric hot water tap and two upvc double glazed windows.

Outside

To the rear of the property is an enclosed garden area laid to stone.

PROPERTY DESCRIPTION

Attached the rear of the house is the Air Source Heat Pump for the heating/air conditioning system.

There is a good sized area of block pavier offering off street parking for numerous vehicles and space for garage subject to any necessary consents and building regulations.

Description

The property is situated in Westonzoyland on the outskirts of Bridgwater offering main shopping facilities and amenities.

The village amenities include village shop, church, Inn, butchers shop and primary school.

This attractive detached house was built approximately 9 years ago and briefly comprises lounge, well appointed kitchen/dining room with cloakroom/utility room off. To the first floor there are two double bedrooms and shower room and to the second floor a third bedroom.

The property would appear ideal for a buy to let investment or for a first time buyer or alternatively as a family home.

The property further benefits from off street parking for numerous vehicles and enclosed low maintenance garden to the rear backing onto agricultural land.

The heating is provided by an Air Source Heat Pump making the property economical to run.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Air to air heat pump
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

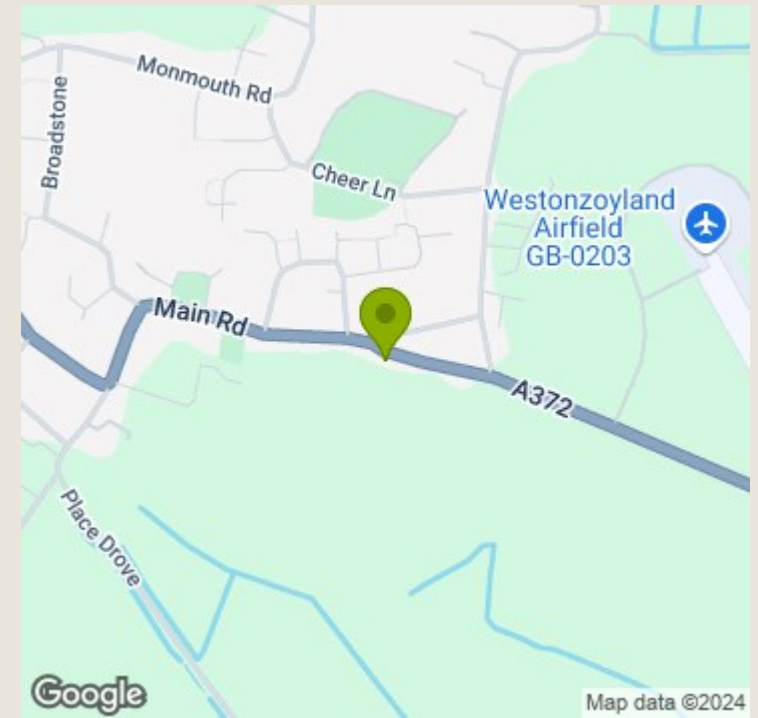








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

