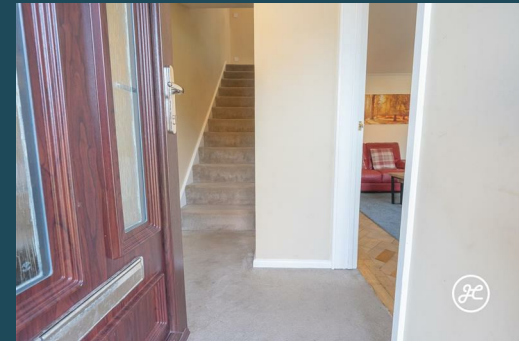


Grays Avenue  
Westonzoyland  
Bridgwater  
TA7 0HP



**JOSEPH CASSON**  
the estate agency your home deserves









£299,950

- Spacious Detached Property
  - Three Bedrooms
  - First Floor Bathroom
- Lounge & Conservatory
- Open-Plan Kitchen/Diner
  - Gas Central Heating
  - Double Glazing
- Garage & Ample Parking
  - Enclosed Rear Garden
  - EPC Rating: D

Step right into this charming three-bedroom detached property nestled in a peaceful cul-de-sac, backing onto picturesque countryside. The property boasts a spacious driveway and a garage for convenient parking. Inside, you'll find an open-plan kitchen/diner, a conservatory, and a separate lounge.

Located in the delightful village of Westonzoyland, this home offers the perfect blend of tranquility and convenience.

## ACCOMMODATION

This well presented home briefly comprises: entrance hallway, lounge, open-plan kitchen/diner, and conservatory to the ground floor, with three bedrooms and a bathroom on the first floor. Outside, there is parking for several vehicles to the front aspect, wooden shed, and garage. To the rear is an enclosed garden with lawned and patio areas, side access.

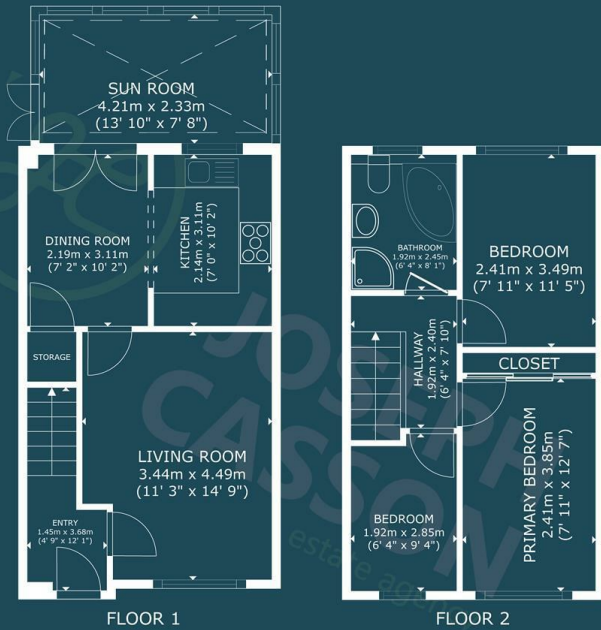
## LOCATION

Westonzoyland, situated in the Sedgemoor district, is bustling village with a popular primary school, pre-school, 13th century St. Mary's Church, Sedgemoor Inn, grocery store, butchers and village hall. The village is home to Westonzoyland Flying Club (microlight aircraft) and is remembered historically for the Battle of Sedgemoor, the last major battle on English soil.

A few miles away is Bridgwater, the local market town, offering a full range of facilities including retail, educational and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are main line links via Bridgwater Railway station.







GROSS INTERNAL AREA  
 FLOOR 1: 45.0 sq.m. (485 sq.ft.) FLOOR 2: 35.0 sq.m. (377 sq.ft.)  
 TOTAL: 80.0 sq.m. (861 sq.ft.)



### Council Tax Band

C

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



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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