

Broadstone  
Westonzoyland  
Bridgwater  
TA7 0EW



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





£360,000

- Spacious Detached Property
  - Four Bedrooms
  - Two Bathrooms
- Two Reception Rooms & Conservatory
  - Fitted Kitchen
  - Utility Room & Cloakroom
  - Garage & Driveway
- Air Source Heat Pump - Central Heating
- Double Glazing & Solar Panels
  - No Onward Chain

Situated within the heart of the historic village of Westonzoyland is this spacious detached four-bedroom property available with the advantage of no onward chain.

The village of Westonzoyland offers a tranquil and picturesque setting, with its rich history and close proximity to stunning countryside and amenities.

Overall, this property represents an excellent opportunity for individuals seeking a spacious and well-located home in a charming village setting. Don't miss out on the chance to make this house your dream home. Please contact Joseph Casson Estate Agency today to arrange a viewing.

## ACCOMMODATION

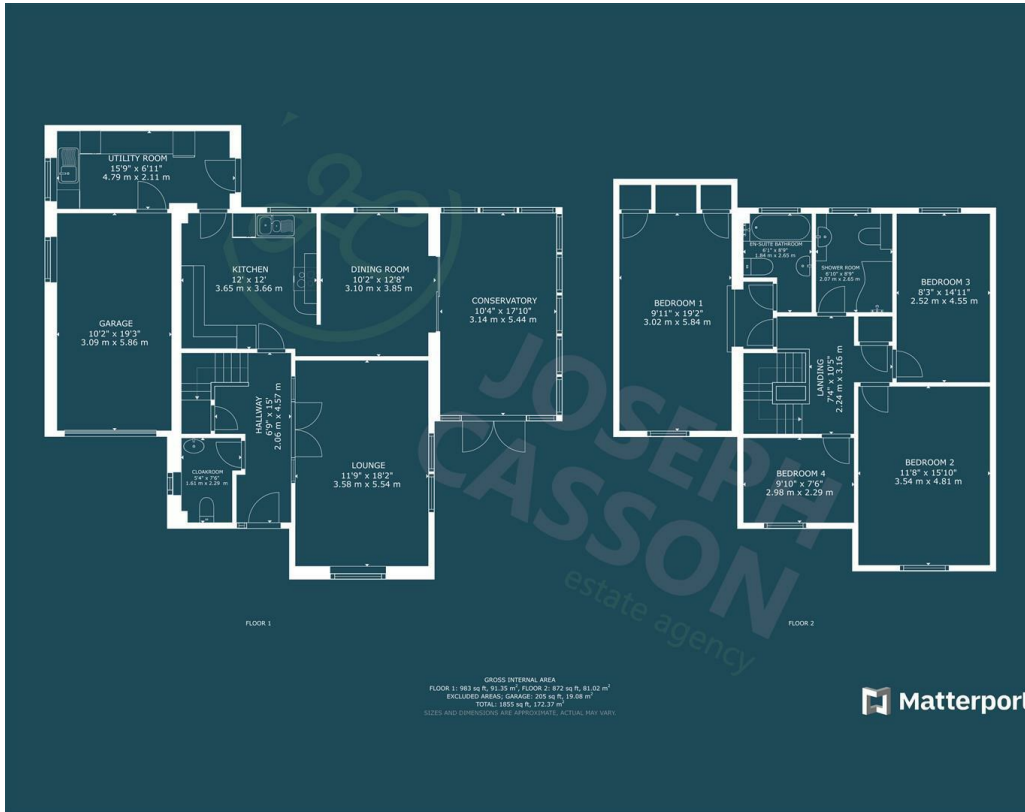
This modern detached home benefits from photovoltaic (PV) solar panels and an air-source heat pump for the central heating. The accommodation briefly comprises: an entrance hallway, lounge, dining room, conservatory, kitchen, cloakroom and utility room to the ground floor, with four bedrooms, primary bedroom with en-suite bathroom and a family shower room accessed from the spacious first floor landing. Outside, there is an enclosed garden which wraps around the property and has areas of lawn, shrub beds and patio. To the front aspect is an area of lawn, a driveway, and an integral garage.

## 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.





### Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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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