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ESTATE AGENTS



18 Standards Road, Westonzoyland, TA7 0EJ

£395,000

Located on the charming Standards Road in Westonzoyland, this detached and sympathetically converted school room (originally built in 1840) offers a unique opportunity to own a piece of history.

The former Wesleyan School Room retains immense character and exhibits many original features. The property is very well presented throughout offering three bedrooms (one downstairs) and features a large lounge/diner perfect for entertaining guests or relaxing with family. The property is warmed by electric heating and is fitted with quality bespoke gothic style windows and doors. There is parking on your own driveway which leads to a good size garage benefitting from power and light and is accompanied by fully enclosed and easily maintained courtyard style gardens. The property is positioned in a secluded position on Standards Road close to the centre of this historic village.

In brief the property comprises entrance hallway, cloakroom, kitchen/ breakfast room, living/ dining room, downstairs bedroom, downstairs bathroom. To the first floor is the landing and two bedrooms.

The village of Westonzoyland offers a good range of amenities including village shop, butchers, primary school, church, inn & community centre.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Door to:

ENTRANCE HALLWAY

Stone formed arch, timber effect strip floor, turning staircase rising to the first floor, two wall mounted electric storage heaters, picture rail, cupboard housing the electric fuse box and meter with further cupboards over, door to under stairs storage cupboard, timber panelled doors to living room, kitchen, master bedroom, bathroom and cloakroom. Loft hatch.

CLOAKROOM

Window. Exposed stone wall. Fitted with a two piece suite comprising W.C and wash hand basin.

BATHROOM

Window. Fitted with a four piece suite comprising panelled bath with shower attachments over. Pedestal wash hand basin and W.C. Separate shower cubicle with shower over. Wall mounted convactor heater, heated towel rail. Tiled floor, partially tiled walls. Door to airing cupboard housing the water tank.

KITCHEN/ BREAKFAST ROOM

Window. Fitted with a matching range of oak fronted wall, base and drawer units with work surfaces over and ceramic sink and drainer unit inset. Space and point for a cooker, integrated fridge/ freezer, space and plumbing for a washing machine, space for a dishwasher.

LIVING ROOM

Exposed natural stone work to one feature wall with solid timber fire surround on feature stone hearth with back panel and tiled inserts. Partially vaulted ceiling with exposed beams. Dual aspect gothic style windows with quarry tiled sills. Front aspect door with feature glazed stained and leaded insert, two electric storage heaters, picture rail. Exposed natural stone work beneath the window.

BEDROOM

Gothic style window. Built in wardrobes with bi- fold doors. Electric storage heater, dado rail.

LANDING

Feature natural stone wall to the landing with seating shelf and galleried style stained timber banister, sloping ceiling with exposed beams and rear aspect velux window, timber panelled doors provide access to bedroom two and three,

BEDROOM

Partial exposed natural stone work, dual aspect velux windows, ornamental shelf with beam to one wall with decorative oak shelving, wall mounted electric storage heater.

BEDROOM

Sloping ceilings, velux window, wall mounted electric panel heater.

EXTERIOR

PARKING

On own driveway for multiple vehicles. NB the drive is shared with the neighbour.

GARAGE 16'8 x 12'7 (5.08m x 3.84m)

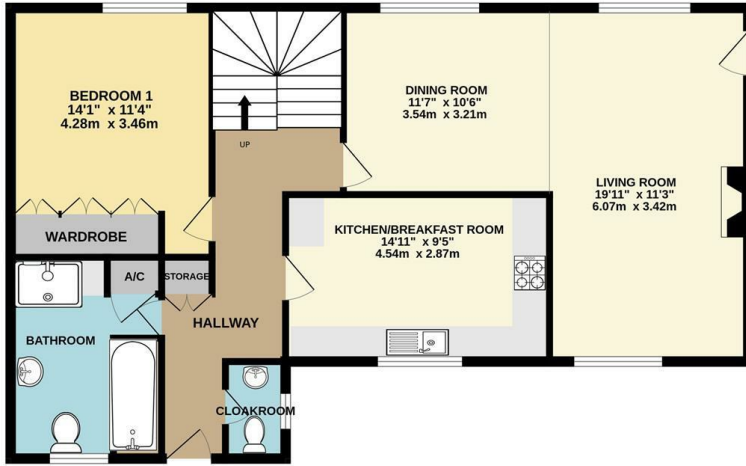
Up and over door. Power and light connected. Personnel door to the garden.

GARDEN

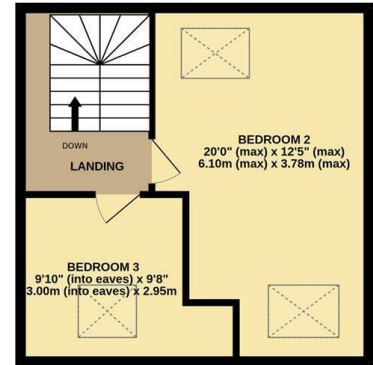
Fully enclosed and easily maintained courtyard style gardens.

Floor Plan

GROUND FLOOR

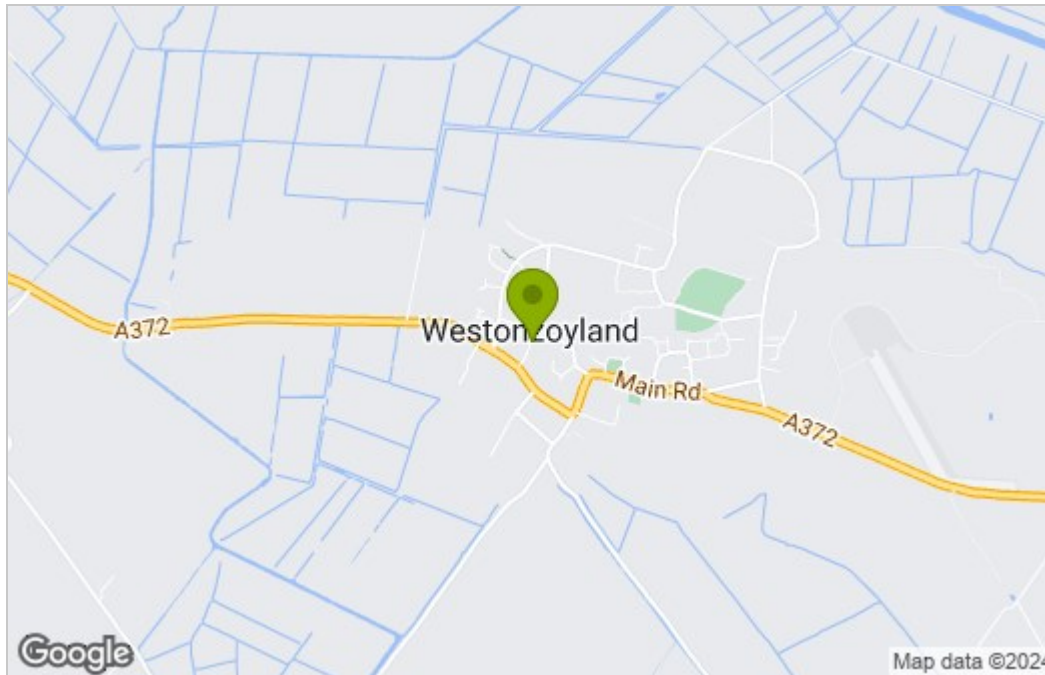


1ST FLOOR

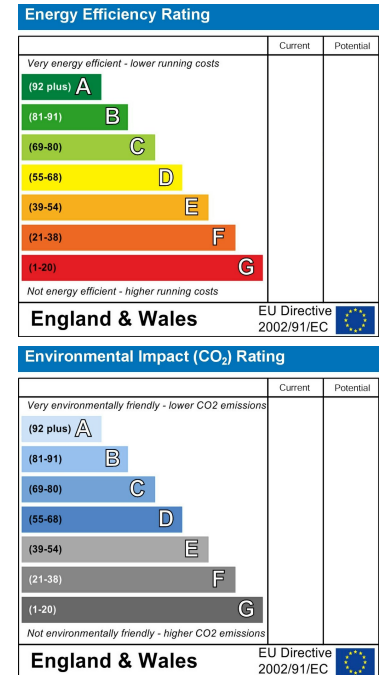


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
 References to the Tenure of a Property are based on information supplied by the Seller.



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