



Standards Road, Westonzoyland  
£699,950





- A truly unique family home!
- Five double bedrooms!
- Good sized plot!
- Four reception rooms!
- Oil central heating!
- Link-detached property!
- Ample entertaining space!
- Character features!
- Double garage & driveway!
- Double glazing!

Presenting this truly unique, character, five bedroom, detached property!

Briefly, the ground floor comprises a spacious & grand hall with boiler/storage cupboard. A drawing room with inglenook fireplace and front door. A living room with feature fireplace. A kitchen/diner, which provides a great entertaining space, hosting worktop & unit space, aga, larder cupboard, dual light and French doors leading onto the covered patio. A dining room with a brick built wine rack. A utility room with unit & worktop space. And a ground floor shower room.

Stairs lead up to a galleried landing, with airing cupboard, which links the five double sized bedrooms.. The master bedroom benefits from built in storage, skylight and French doors leading out onto the balcony. The family bathroom hosts a freestanding bath, toilet and basin. The second and third bedrooms both boast built in storage and modern en-suite shower rooms. The fourth and fifth bedrooms are generously sized with built in storage.

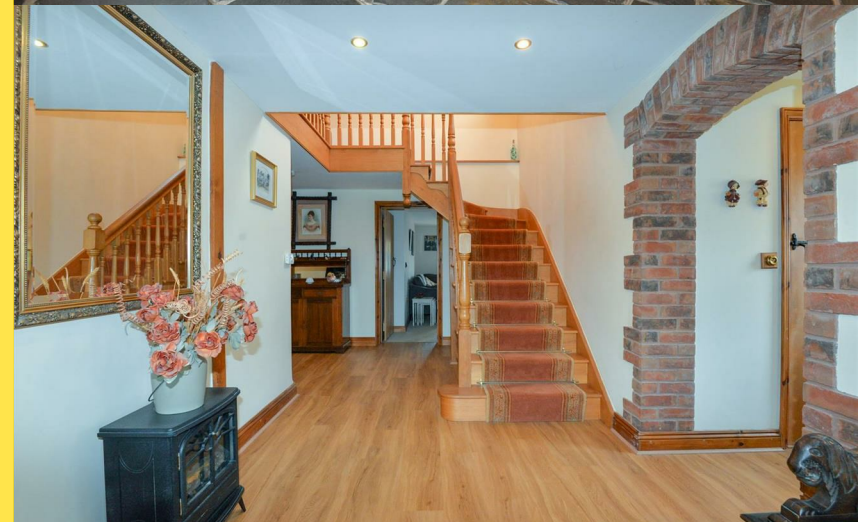
The rear garden itself is made up of two lawns, one secluded to the rear of the plot, borders with mature plants, pergola set in a character patio, another patio area, unique monastery-esque features and much more! There is a small lawn to the front and side also.

A gated driveway leads to the double garage with power, light, electric doors and storage in the attic space.

The property benefits from an oil central heating system and double glazing throughout.

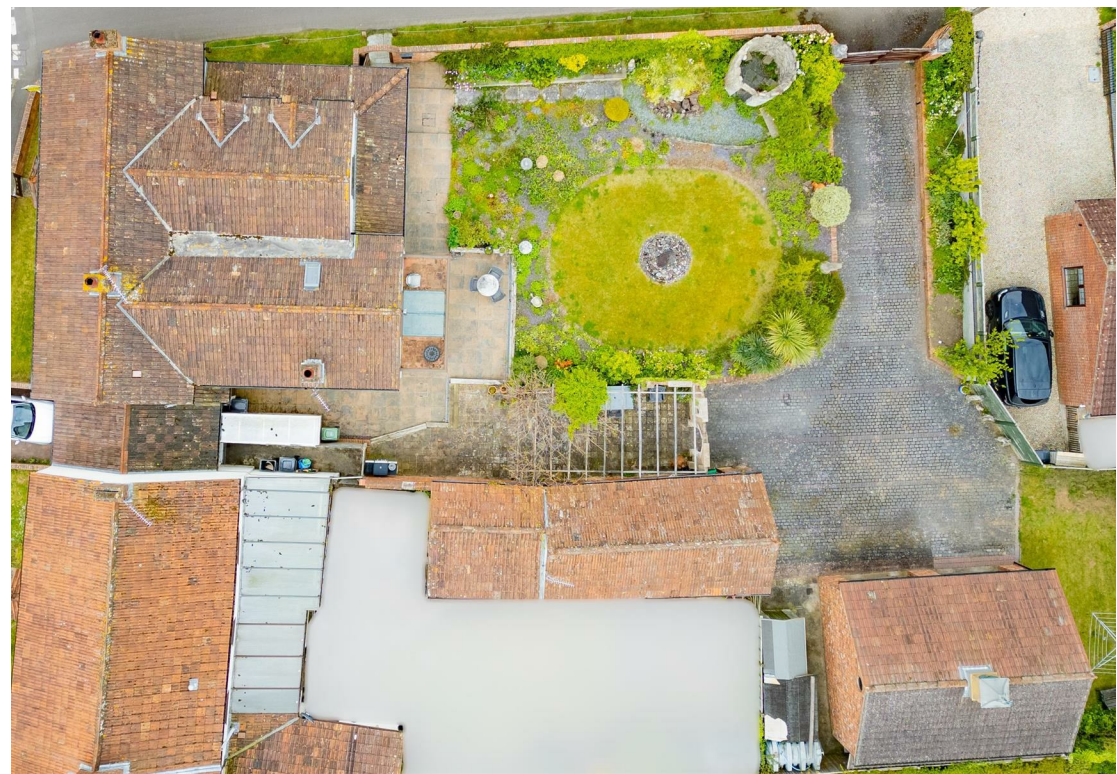
Standards Road is set in the traditional Somerset village of Westonzoyland which hosts shops, pub, primary school and rural walks.. The property is a short drive away from Bridgwater town centre, Taunton and the M5 which links to Bristol, Exeter and beyond.

Tenure: Freehold  
EPC: TBC  
Council tax band: F

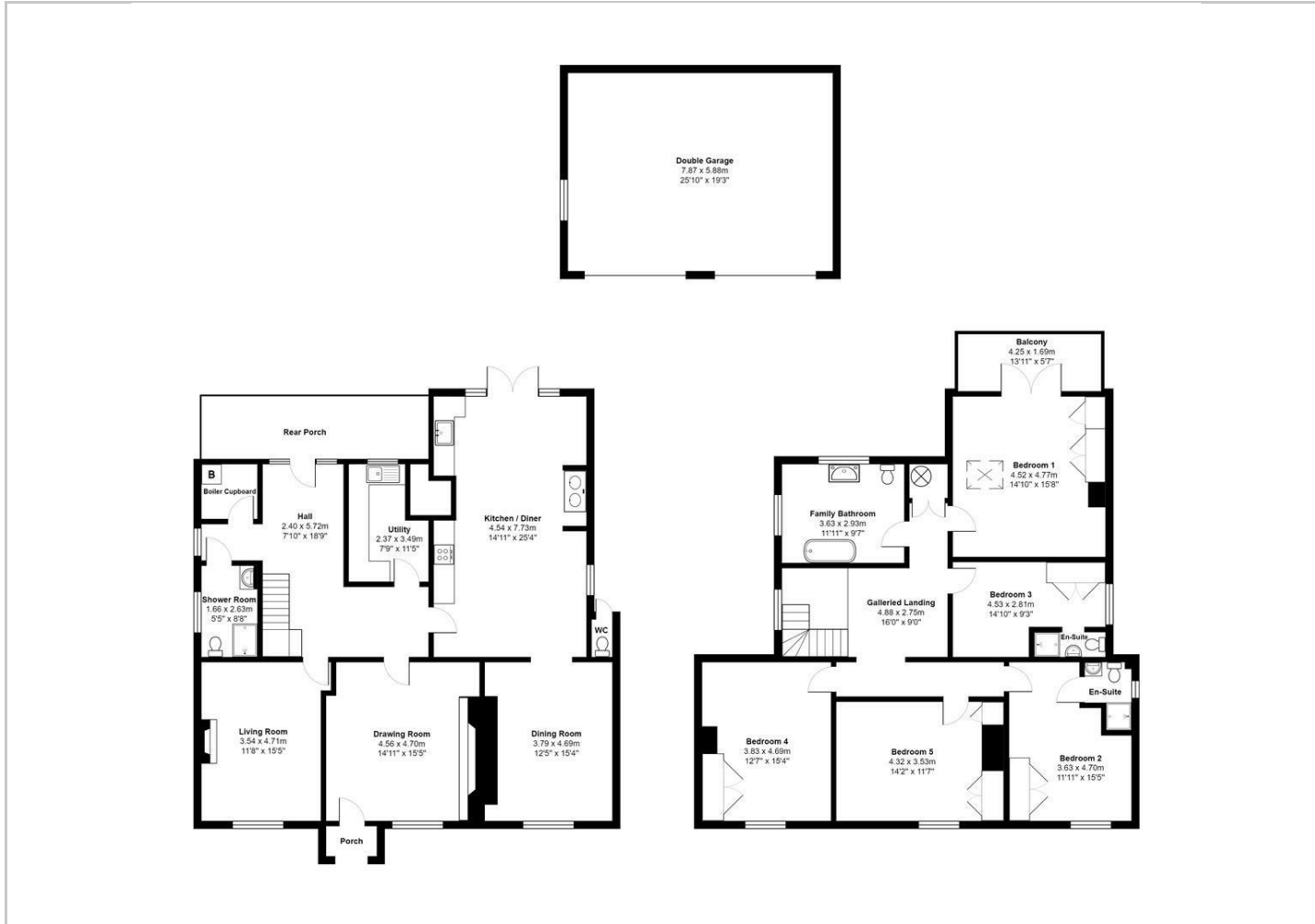




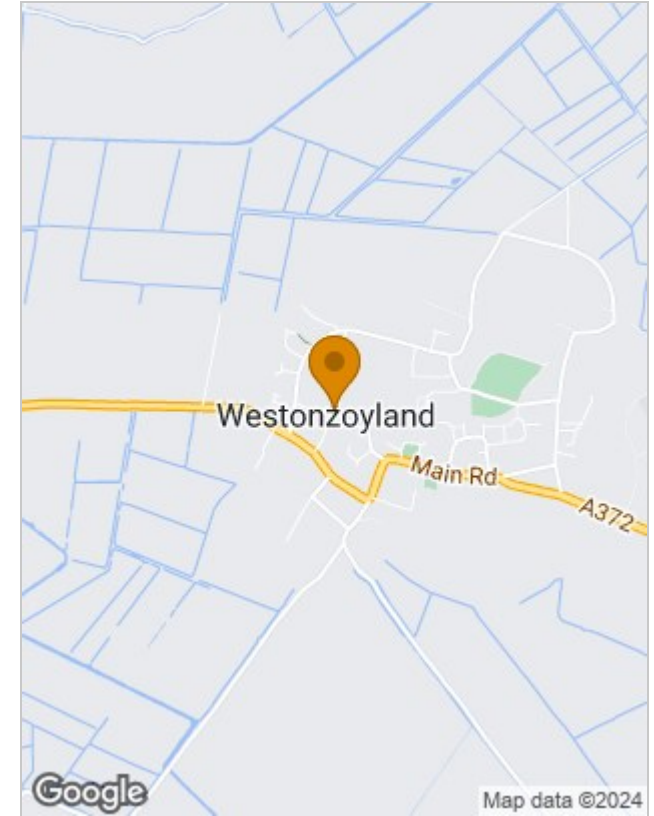
Hall	2.40m x 5.72m (max)
Living Room	3.54m (min) x 4.71m
Drawing Room	4.56m (max) x 4.70m
Kitchen / Diner	4.54m x 7.73m
Larder Cupboard	1.32m (max) x 1.56m (max)
Dining Room	3.79m (max) x 4.69m
Utility	2.37m (max) x 3.49m (max)
Shower Room	1.66m x 2.63m
Boiler Room	1.47m x 1.47m
Stairs & Landing	4.88m x 2.75m
Bedroom 1	4.52m (max) x 4.77m
Balcony	4.25m x 1.69m
Family Bathroom	3.63m x 2.93m
Bedroom 2	3.63m x 2.50m (min)
En-Suite	1.41m (max) x 2.08m (max)
Bedroom 3	4.53m (max) x 2.80m
Bedroom 4	3.83m (max) x 4.69m
Bedroom 5	4.32m x 3.53m
Outside WC	0.90m x 1.11m
Double Garage	7.87m x 5.88m



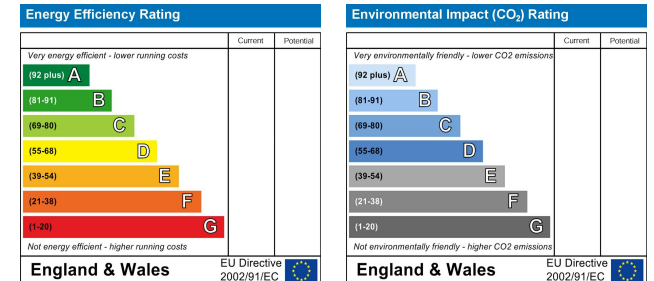
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01278 554333

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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