



Westonzoyland Road  
Bridgwater, TA6 5BL

Price £235,000

**Tamlyns**



## PROPERTY DESCRIPTION

Offered for sale is this beautiful, period terraced house with two bedrooms, with the benefit of off road parking.

The spacious accommodation comprises: Entrance porch, a hallway lead you to the lounge and the dining room on the left, spacious Kitchen, garden room and cloakroom. To first floor, a landing provides access to two bedrooms, and a spacious modern bathroom with a bath and a walk-in shower.

The landing also provides access, via a door and stairs, to the loft. This offers potential (after obtaining any necessary consents) as a third bedroom and we understand, has previously been used as such.

Externally, there is an enclosed low maintenance rear garden, with areas of patio and a lovely decking section. There is a side gate to the back of the property, and a door into the garage that has an electric up and over door, with power and lighting.

The property is presented in good order throughout and is warmed by gas central heating . Early viewing is advised.

### GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Sedgemoor District Council

### Local Authority

Council Tax Band: B

EPC Rating: E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

**Entrance Porch**

3'6" x 2'11" (1.07m x 0.89m)

**Entrance Hall**

**Lounge**

11'8" x 11'8" (3.56m x 3.56m)

**Dining Room**

11'1" x 9'3" (3.38m x 2.82m )

**Kitchen/Diner**

20'9" x 9'9" (6.32m x 2.97m )

**Downstairs Toilet**

3'2" x 2'11" (0.97m x 0.91m)

**Garden Room**

9'10" x 8'5" (3.00m x 2.57m)

**LANDING**

**Master Bedroom**

12'10" x 11'7" (3.91m x 3.53m)

**Bedroom Two**

11'1" x 9'3" (3.4m x 2.82m)

**Bath/Shower Room**

9'11" x 9'10" (3.02m x 3.00m)

**Loft**

11'6" x 10'10" (3.51m x 3.30m)

PLAN



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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

