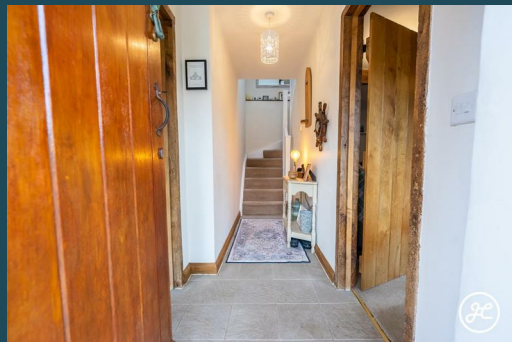
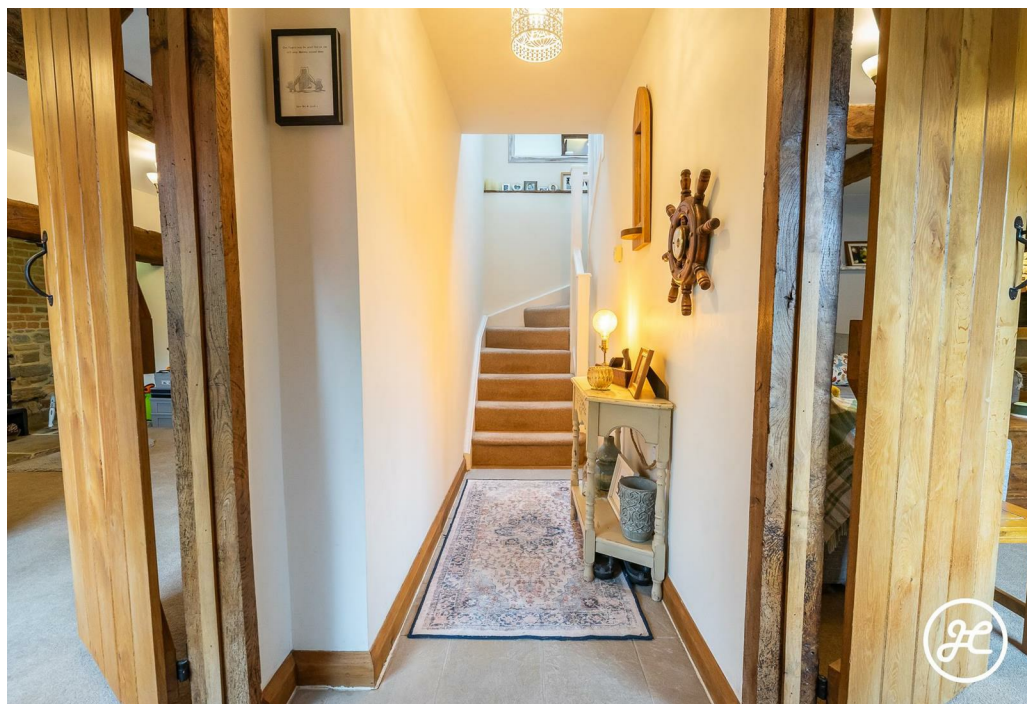


Standards Road
Westonzoyland
Bridgwater
TA7 0EL







£420,000

- Beautifully Presented Detached Former Farmhouse
- Well-Proportioned Accommodation With Character Features
 - Four Bedrooms
 - One Bathroom
- Two Reception Rooms
 - Kitchen/Diner
- Ground Floor Cloakroom
 - Garage & Carport
 - Oil Central Heating

Discover Standards Farm, an impressive four-bedroom detached Somerset farmhouse over 250 years old. Brimming with character, it features spacious living areas and charming Inglenook fireplaces. Enjoy a south-facing garden, garage, and carport.

A viewing is highly recommended to appreciate this property's unique historic charm.

ACCOMMODATION

This impressive family home features a plethora of character and period features, including exposed beams and inglenook fireplaces. In brief, the accommodation comprises: entrance hallway, lounge, sitting room, kitchen/diner, rear lobby, and cloakroom to the ground floor. Upstairs are four bedrooms and a bathroom accessed from the landing. Outside, there are front and rear gardens, a carport, and a garage.

LOCATION

Westonzoyland, situated in the Sedgemoor district, is a 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 mainline links via Bridgwater Railway station.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

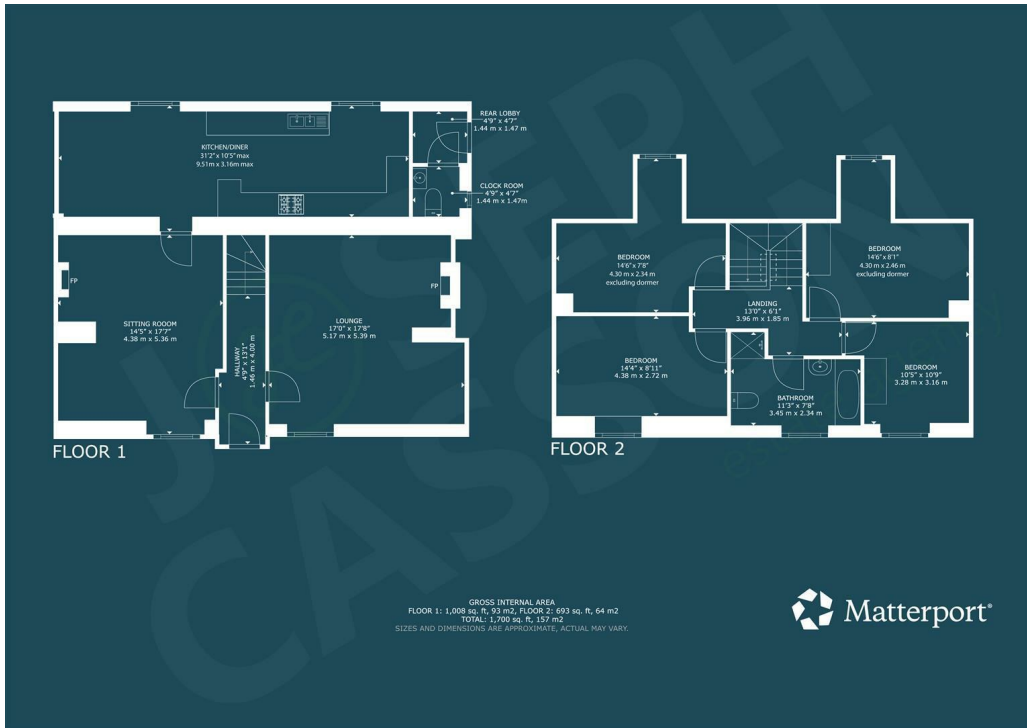
EPC Rating: D

Council Tax Band: E

UTILITIES

Water supply: Mains





Sewerage: Mains
 Electricity Supply: Mains
 Mains Gas Supply: No
 Central Heating: Yes - Oil

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

E

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