



Standard Road

Westonzoyland, Bridgwater, TA7

£575,000 Freehold

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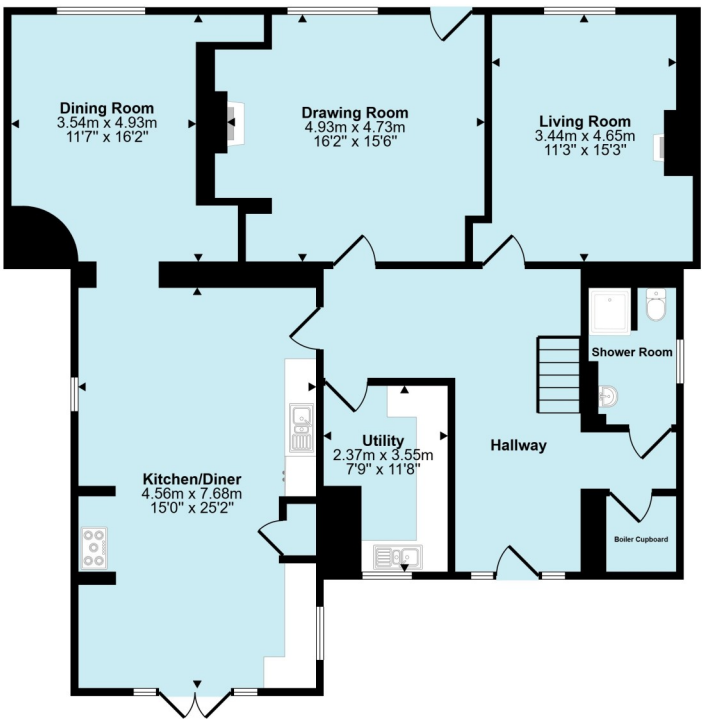
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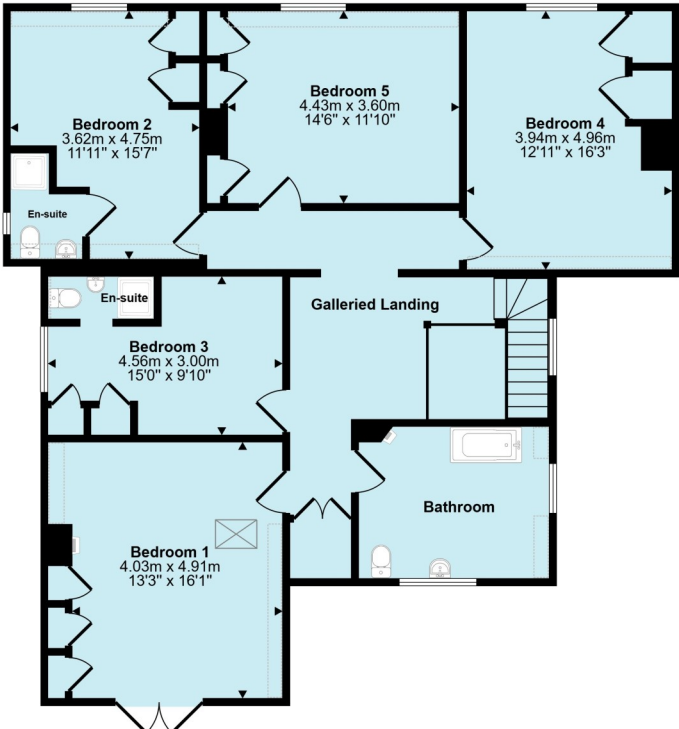
Wilkie May

& Tuckwood

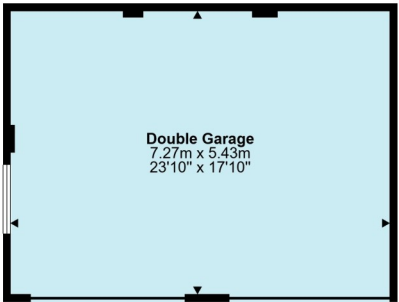
Floor Plan



Ground Floor



First Floor



Garage
Approx 39 sq m / 425 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Presenting this truly unique, characterful, five bedroom detached property with a delightful garden and detached double garage. On a non-main road position within Westonzoyland village.

- Westonzoyland village location
- Five bedroom characterful property
- Drawing room with inglenook fireplace
- Living room with feature fireplace
- Over 26' kitchen/diner
- Separate utility room
- Dining room
- Ground floor shower room
- Principal bedroom with balcony
- Bedroom 2 and 3 with en-suites
- Bedrooms 4 and 5 with built-in storage
- Bathroom
- Gardens with pergola
- Double garage and driveway
- Oil central heating and double glazing
- Outside WC

THE PROPERTY:

Briefly, the ground floor comprises a spacious and 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 and 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 and worktop space. A ground floor shower room.

Stairs lead to a galleried landing, with airing cupboard, which links the five double sized bedrooms. The principal 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,



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

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

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: F

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 229Mbps download and 34Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice likely and data limited with O2. Voice and data both limited with EE and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in July 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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