



Westonzoyland – £645,000 Freehold

Linda Saunders | Estate Agents



Peals End, Church Lane
Westonzoyland
TA7 0EP

We are pleased to offer this exceptional executive four bedroom detached home set within a generously proportioned plot in this historic Somerset Levels village. The property has undergone significant upgrading by the current owners to provide a fantastic living space. The former kitchen, dining room and inner hallway have been opened up with the addition of a rear extension complete with a lantern roof, to provide a fantastic modern open living space which is the focal point to this wonderful home. The ceilings have been smooth plastered throughout; some rewiring has taken place, new bathroom fitted and much more. The home even benefits from some air conditioning! Viewing is highly recommended as a property of this calibre should attract much interest.

Accommodation (All measurements are approximate)

Entrance Porch: PVCu double glazed French doors with matching side panes, ceramic tiled flooring and PVCu door into: -.

Entrance Hall: Full height ceiling with Velux style window, galleried style landing and staircase with glass balustrades, understairs storage cupboard and doors to the cloak and shower rooms, radiator and corridor opening into the main living area.

Guest Cloakroom: Window to front aspect, low level WC and vanity wash basin, ladder style radiator and tiled flooring.

Shower Room: Fully tiled in the Metro style, vanity wash hand basin, shower cubicle, ladder style radiator and tiled flooring.

Kitchen/Dining/Living Room: 25'07" x 23'03" (7.80m x 7.08m) maximum. The real focal point of this home! The former kitchen, dining room and inner hallway have been made one living space, and with the addition of a kitchen extension with a 'Lantern' roof you end up with a very social living space where family and friends can gather. Comprehensively fitted with a range of built-in appliances to include two hi-level ovens and microwave, five ring ceramic hob, built-in dishwasher, waste and recycling bins, a large island with sink and drainer inset into granite worktops. There is a dining area, seating area and bi-fold doors opening onto one of the three seating areas. Modern radiators and tiled flooring.

Lounge: 19'05" x 12'08" (5.91m x 3.86m) Three PVCu double glazed windows to the front and side aspects, bi-fold patio doors opening onto the side garden and patio. Modern radiator and carpet as fitted. Door to: -

Study: 09'10" x 09'05" (2.99m x 2.87m) Two PVCu double glazed windows to side and rear aspects, built in storage cupboard, radiator and carpet as fitted.

First Floor Landing: Window to front aspect and two cupboards.

Bedroom 1: 16'0" x 12'08" (4.87m x 3.86m) Two PVCu double glazed windows to front and side aspects, built in double wardrobe, modern radiator and carpet as fitted.

Bedroom 2: 12'07" x 11'07" (3.83m x 3.53m) Two PVCu double glazed windows to side and rear aspects, built in double wardrobe, modern radiator and carpet as fitted.

Bedroom 3: 12'07" x 07'05" (3.83m x 2.86m) PVCu double glazed window to rear aspect, built-in wardrobe, modern radiator and carpet as fitted.

Bedroom 4: 09'05" x 09'03" (2.87m x 2.81m) (maximum) PVCu double glazed window to front aspect, radiator and carpet as fitted.

Family Bathroom: 06' 08" x 06' 05" (2.03m x 1.95m) PVCu double glazed window to rear aspect, fitted with a modern four-piece suite including a vanity unit with built-in low-level WC and wash hand basin, corner shower cubicle and freestanding 'slipper' style bath with floor mounted mixer taps, part tiled walls and complimentary flooring, extractor unit and modern radiator.

Outside

The property is surrounded by level lawns and a large block paved driveway which provides ample parking for even the largest of families. There are patio areas adjacent to the lounge and the kitchen and a further seating area away from the house with a Pergola with built in LED lighting and further seating area. Whether you like entertaining inside or al fresco, this property simply delivers.

Tenure: **Freehold**

Energy Rating: **E 51**

Council Tax Band: **F**

Please Note: These are preliminary details as we are awaiting their approval by our vendor.

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		



Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.

OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday By appointment only

Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

L166 Printed by Ravensworth Digital 0870 112 5306

W: lindasaunders-estateagents.co.uk

E: hotproperty@lindasaundersestateagents.co.uk

