

Monmouth Road

Westonzoyland, Bridgwater, TA7 0HG

Price £360,000

Tamlyns

PROPERTY DESCRIPTION

A modern detached bungalow situated in a larger than average plot on the outskirts of the village of Westonzoyland.

Accommodation briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, 3 Bedrooms, master with ensuite Shower Room and family Bathroom.

Outside there are enclosed gardens together with a Double Garage and additional parking.

The village of Westonzoyland is located approximately 4 miles east of the town centre of Bridgwater where all main facilities & amenities can be found. Westonzoyland offers good local amenities including general store, butchers, church, pub, village hall & primary school

Local Authority

Somerset Council Tax Band: D

EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Accommodation
All sizes are approximate.

Entrance Hall
Front door into entrance hall, radiator, airing cupboard., doors to :-

Lounge
13'4 x 12'7 (4.06m x 3.84m)
Feature display fireplace with surround, double glazed French doors to rear garden with dual aspect double glazed window, radiator.

Dining Room
14'10 x 12'1 (4.52m x 3.68m)
Tv point, radiator. double glazed French doors to rear garden. .

Kitchen / Breakfast Room
12'1 x 10'10 (3.68m x 3.30m)
Range of wall & base unit with roll top work surface over, space for fridge under, inset 4 ring ceramic hob with extractor over, double oven, double glazed window.

Utility Room
9'2 x 6'7 (2.79m x 2.01m)
Work surface with plumbing for washing machine under together with oil fired boiler providing central heating and hot water. 2 units. Door to outside.

Master Bedroom
13'7 x 12'0 (4.14m x 3.66m)
Radiator, double glazed window, fitted wardrobes to one wall. Door to:

En Suite
Shower cubicle with mains shower inset, wash hand basin an low level WC. Extractor fan.

Bedroom 2
12'1 x 11 (3.68m x 3.35m)
Radiator, double glazed window.

Bedroom 3
9'7 x 7'10 (2.92m x 2.39m)
Radiator, double glazed window.

Family Bathroom
Panelled bath. Pedestal wash hand basin. Low level WC. Shower cubicle with mains shower, chrome radiator/towel rail. Shaver point, double glazed window.

Outside

Front Garden
The front of the property the garden is bordered by a low brick wall and laid to lawn with various shrubs and maturing trees.

Rear Garden
Enclosed by fencing and brick walling, patio area,lawn garden beyond. Mature shrubs and flower beds. Conifers. Garden shed. Greenhouse. Oil tank. Outside tap.

Double Garage
17 x 17 (5.18m x 5.18m)
Double Garage 17’0” x 17’0” with electric up and over door, light and power

Material Information...
Additional information not previously mentioned
- Mains electric and water
- Water metered
- Oil Fired Central Heating
- Mains Sewage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

COUNCIL TAX D

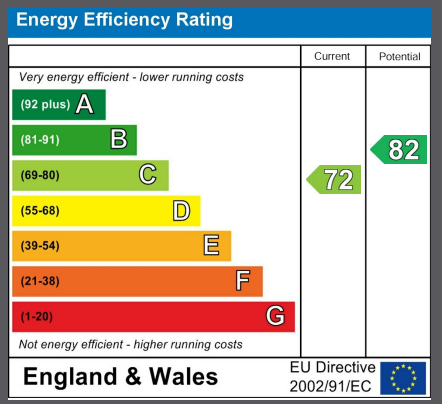
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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