Natasha Howarth

ESTATE AGENTS









Suffolk House 30 Main Road, Westonzoyland, TA7 0EB

£295,000

Situated within the sought-after village of Westonzoyland, Suffolk House is a distinctive detached period home offering a wonderful opportunity to acquire a property full of character and potential. Dating from approximately 1840, this attractive Georgian-style residence features an elegant, symmetrical double-fronted façade and has been a much-loved family home for over two decades.

Whilst some modernisation would enhance the accommodation, Suffolk House presents an exciting opportunity for buyers to create a home tailored to their own tastes and requirements, whilst preserving its original charm and character.

In brief the property comprises entrance hallway, lounge, sitting room, kitchen, dining room to the ground floor. To the first floor are four good size bedrooms (ensuite to the principal bedroom) and a family bathroom.

Outside, the property benefits from a manageable garden and the convenience of off-road parking. Offered to the market with no onward chain, Suffolk House represents an appealing opportunity for those seeking a characterful home in an established and convenient village setting.

ENTRANCE
Via front door to:

PORCH
Door to:

ENTRANCE HALLWAY
Stairs rising to the first floor. Radiator. Doors to lounge, sitting room, dining room and kitchen. Door to basement and double glaze door to the garden.

SITTING ROOM
Double glazed window to front aspect. Feature fireplace. Radiator.

LOUNGE
Double glazed window to rear aspect. Feature fireplace. Radiator.

DINING ROOM
Double glazed window to front aspect. Radiator. Opening to:

KITCHEN
Dual aspect double glazed windows. Fitted with a range of matching wall, base and drawer units with work surfaces over and sink and drainer unit inset. Space for fridge/ freezer, space and plumbing for a washing machine. Space for a cooker.

LANDING

BEDROOM ONE
Double glazed window to front aspect. Feature fireplace. Radiator.

ENSUITE SHOWER ROOM
Fitted with a three-piece suite comprising corner shower cubicle, pedestal wash hand basin and WC.

BEDROOM TWO
Double glazed window to rear aspect. Built in airing cupboard and storage cupboard. Radiator.

BEDROOM THREE
Double glazed window to front aspect. Radiator.

BEDROOM FOUR
Double glazed window to front aspect. Radiator.

BATHROOM
Double glazed window to rear aspect. Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and WC. Heated towel rail.

BASEMENT

EXTERIOR

PARKING
Tarmac driveway leading to off road parking.

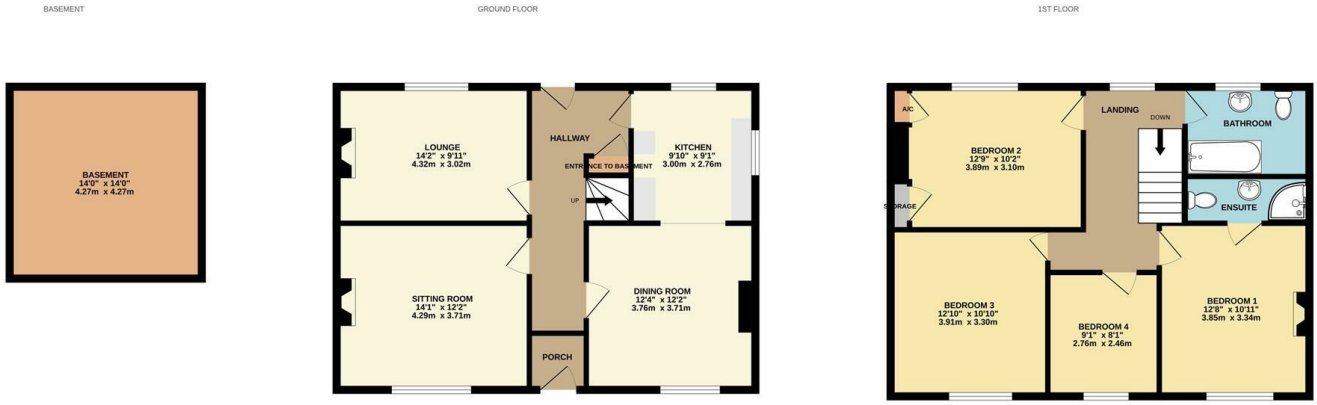
GARDEN
Mainly tarmacked with lawned area. There is also an outside WC and boiler room housing the oil fired boiler.

SERVICES
Oil fired central heating.

NB
The neighbour to the left hand side has access over Suffolk House's drive to access their own parking at the rear.

NOTE
There is planning permission for a detached annex at the rear of the house. Planning ref 53/24/00016 Sedgemoor.

Floor Plan



30 MAIN ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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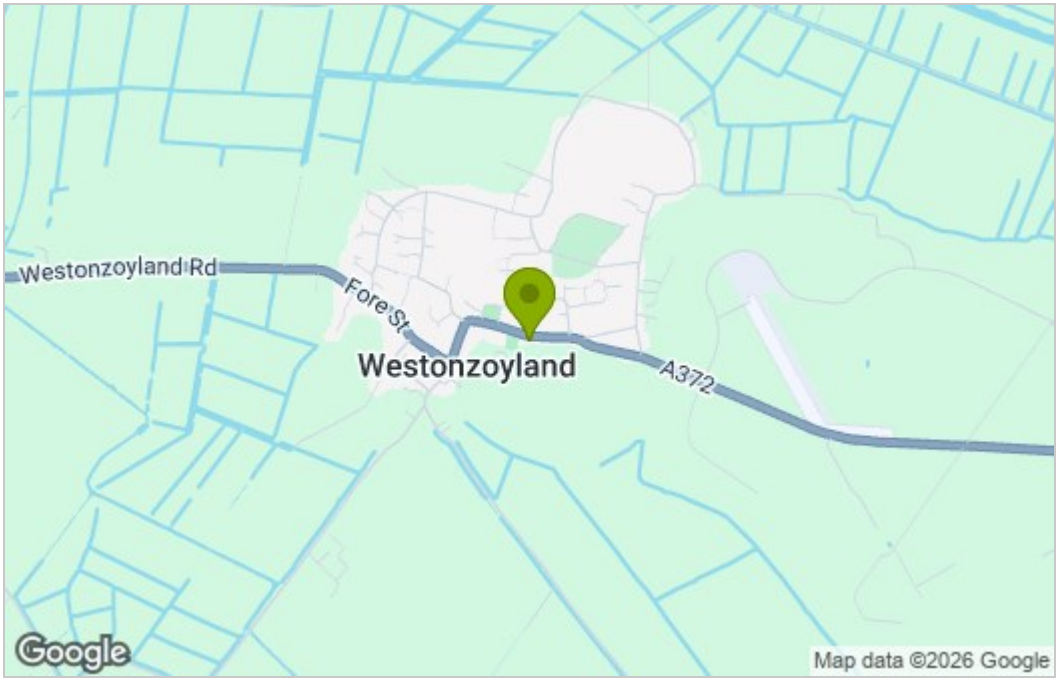
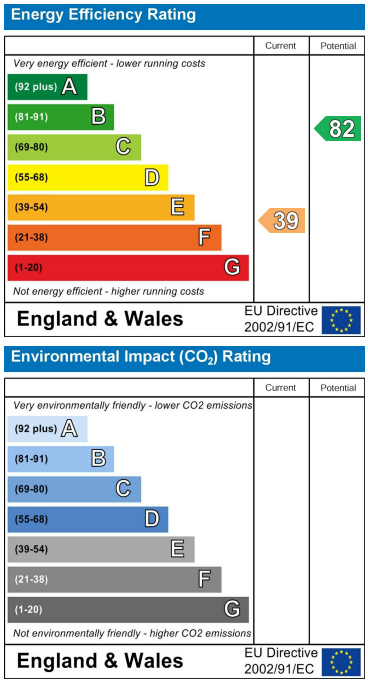
Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.