

WESTONZOYLAND ROAD

Bridgwater, TA7 0JA

Price Guide £424,950

Tamlyns

PROPERTY DESCRIPTION

Extended Detached family home situated in the the sort after village of Weston Zoyland.

This family home which has versatile accommodation in the main residents along with further outbuilding with electric and plumbing along with garage and workshop which is along set within a generous plot.

The accommodation briefly comprises of entrance hall, cloakroom, living room, dining room, kitchen and separate utility room, snug, cloakroom and boot room.

To the first floor there are 4 bedrooms with the master bedroom having an en-suite and family bathroom.

Situation

* Detached house * Four bedrooms * Two bathrooms * kitchen & utility * Living room * Reception room * Boot room * Cloakroom * Garage & Parking * Workshop * Garden * Outbuilding

Local Authority

Somerset Council Tax Band: D
Tenure: Freehold
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

Accomodation
All sizes are approximate.

Entrance Hall

Downstairs Cloakroom

6'6" x .26'2" (2 x .8)
Double glazed window to side, WC, sink basin and mounted radiator.

Dining Room

13'9" x 8'10" (4.2 x 2.7)

Kitchen

11'9" x 11'1" (3.6 x 3.4)
Double glazed window to rear, an island with storage space below, upper and lower cabinets with a range cooker and american style fridge.

Utility Room

8'10" x 6'10" (2.7 x 2.1)
Double glazed window to front, Gas central boiler with gas hobs for cooking and upper and base unit storage with doors in to rear garden.

Living Room

16'0" x 11'9" (4.9 x 3.6)
Bi-fold doors opening to the rear garden, electric fire place with gas radiator.

Snug

11'9" x 10'9" (3.6 x 3.3)
Twin double glazed windows to front, open fire place with beautiful brick work and wood beams.

Hall

Doors to Reception room and boot room, under stairs storage and stairs to first floor.

Boot Room

5'6" x 5'2" (1.7 x 1.6)
Two double glazed window to front and side with enclosed storage cupboard for additional storage.

Landing

Doors to all room with two loft access points with door to airing cupboard.

Bathroom

9'2" x 8'2" (2.8 x 2.5)
Double glazed window to front, WC, sink basin, bath and a separate shower with wall mounted radiator and spot lights.

Bedroom One

11'11" x 11'4" (3.636m x 3.474m)
Double bedroom, double glazed window to rear, gas radiator with door into:

En-suite

8'8" x 4'6" (2.648m x 1.379m)
Double glazed window to side, WC, sink basin and shower with spot lights and wall mounted radiator.

Bedroom Two

15'5" x 12'0" (4.703m x 3.675m)
Double bedroom with double glazed window to rear, gas radiator, space for seated area and access for loft.

Bedroom Three

13'7" x 12'6" (4.154m x 3.824m)
Double bedroom with double glazed window to front, gas radiator and enclosed storage cupboard with spot lights and sockets.

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Bedroom Four

8'8" x 6'0" (2.662m x 1.842m)
Single room with double glazed window to side, gas radiator and enclosed storage cupboard.

Garden

Parking
For 5+ Cars, two spots at the front of the property and the rest at the end of the garden (Enclosed)

Outbuilding

Kitchen
12'11" x 7'9" (3.953m x 2.363m)

Living Room
12'11" x 11'3" (3.954m x 3.435m)

Bathroom
7'6" x 3'10" (2.287m x 1.189m)

Bedroom One
12'11" x 7'9" (3.953m x 2.382m)

Bedroom Two
7'9" x 5'10" (2.369m x 1.784m)

Council Tax
D

Material Information...
Additional information not previously mentioned

- Mains electric and water mains
- Heating, Combi boiler, LPG and wood burner
- Sewerage septic tank and cesspit.
- Never Flooded.
- Broadband and Mobile signal.

Somerset 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








STORY

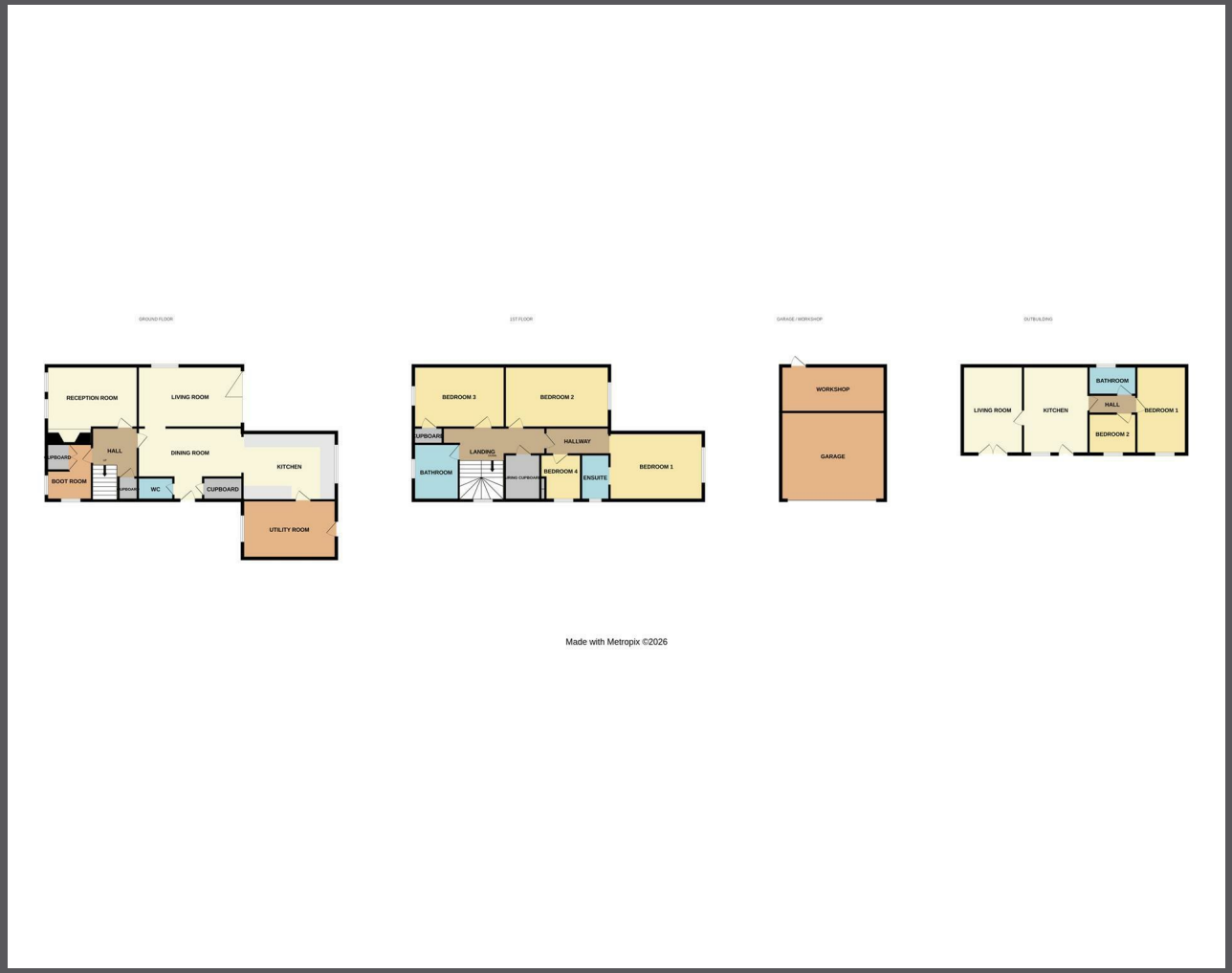




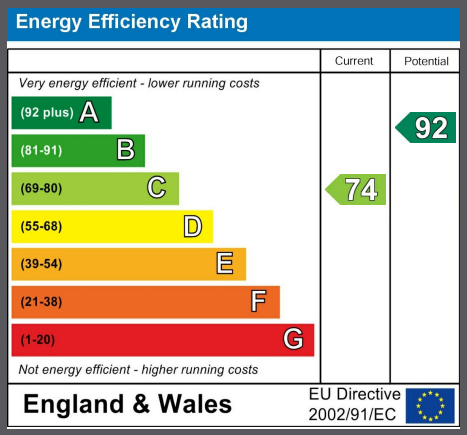




PLAN







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

Tamlyns

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