



MAIN ROAD

Westonzoyland, Bridgwater, TA7 0DZ

Price **£249,950**

Tamlyns

PROPERTY DESCRIPTION

Detached family home located in the popular village of Westonzoyland approximately 4 miles from the market town of Bridgwater.

The property briefly comprises of Entrance hall, Lounge, Dining room, Breakfast room, Kitchen and to the first floor 4 Bedrooms and family Bathroom.

Outside there are front and rear gardens along with garage / workshop.

With character and charm this property needs to be viewed to be appreciated and the further potential.

Situation

* Detached Family Home * Village Location * 4 Bedrooms * 3 Receptions * Front & Rear Gardens * Kitchen * Garage / Workshop * Oil Fired Central Heating * Viewing Recommended * No Onward Chain

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E

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 size are approximate.

Entrance Hall

Front door into entrance hall with stone flooring, radiator, stairs to first floor and doors to:-

Lounge

20'5 × 11'11 (6.22m × 3.63m)

Double glazed window to the front and double glazed patio door leading out to the rear garden, Brick built inglenook fireplace with inset wood burner, stone heart and timber mantle over, exposed beams.

Dining Room

13'3 × 11'1 (4.04m × 3.38m)

Double glazed window to the front, brick built fireplace with stone hearth, radiator.

Breakfast Room

10'9 × 8'6 (3.28m × 2.59m)

Double glazed window to the side, stone flooring, partially exposed brick wall, opening through to the:-

Kitchen

16'11 × 10'10 (5.16m × 3.30m)

Range of wall & base units with rolltop worksurface over, sink unit, built in oven & hob, space for fridge / freezer, space and plumbing for washing machine, radiator, door to rear garden.

First Floor

Landing

Window to rear.

Master Bedroom

11' × 10'10 (3.35m × 3.30m)

Double glazed window to the front, radiator.

Bedroom 2

11'1 × 9'10 (3.38m × 3.00m)

Double glazed window to the front, radiator, built in wardrobe.

Bedroom 3

12'7 × 8'7 (3.84m × 2.62m)

Double glazed window to the rear, radiator, exposed flooring.

Bedroom 4

8' × 7'11 (2.44m × 2.41m)

Double glazed window to the front, radiator.

Bathroom

10'7 × 8'7 (3.23m × 2.62m)

Double glazed window to the side, low level w/c, panelled bath, pedestal wash hand basin, cupboard.

Outside

Front Garden

Walled front garden with pathway to the front door

Rear Garden

Rear garden with a range of plants & shrubs, patio area, access to garage / workshop, off street parking, oil tank.

Garage

Garage / workshop with light and power.

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Material Information...

Additional information not previously mentioned

- Mains electric & water.
- Not Water metered.
- Oil fired central heating.
- Mains sewerage.
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

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 upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

