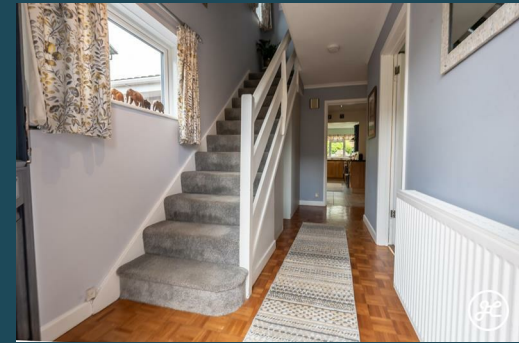


Fore Street  
Westonzoyland  
Bridgwater  
TA7 0EE



  
**JOSEPH CASSON**  
the estate agency your home deserves





£340,000

- Spacious Detached Property
- Three Generously Sized Bedrooms
  - Two Bathrooms
  - Three Reception Rooms
  - Kitchen/Breakfast Rooms
- Garage & Parking On Own Driveway
  - Enclosed Rear Garden
  - Attractive Front Garden
- Oil Central Heating & Double Glazing
  - Solar Panels

Located in the historic village of Westonzoyland, this spacious three-bedroom detached home offers generous living space, a beautiful rear garden, a garage, and a driveway.

The village provides excellent local amenities — including a primary school, church, pub, village hall and convenience store — and offers easy access to the M5, Bridgwater and Taunton.

Inside, the property features three reception rooms, a bright open-plan kitchen/breakfast room, and a ground-floor shower room. Upstairs are three well-proportioned bedrooms and a modern family bathroom.

The rear garden is private and well-established, with mature planting and plenty of space to enjoy. Off-street parking and a garage complete this attractive village home.

## ACCOMMODATION

The double-glazed and oil-centrally-heated accommodation benefits from solar panels and briefly comprises: entrance hallway, lounge, dining room, study, kitchen/breakfast room and a ground-floor shower room. Upstairs, there are generously sized bedrooms and a family bathroom. Outside, the property benefits from ample parking on its own driveway, an attached garage, and established front and rear gardens.

## LOCATION

Westonzoyland, situated in the Sedgemoor district, is bustling village with a popular primary school, pre-school, 13th century St. Mary's Church, Sedgemoor Inn, grocery store, chip van (Thursday) and village hall. The village is home to Westonzoyland Flying Club (microlight aircraft) and is remembered historically for the Battle of Sedgemoor, the last major battle on English soil.

A few miles away is Bridgwater, the local market town, offering a full range of facilities including retail, educational and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are main line links via Bridgwater Railway station.

## ADDITIONAL INFORMATION

Tenure: Freehold  
Estate/Management Charge: No.  
EPC Rating: D  
Council Tax Band: D

## UTILITIES

Water supply: Mains  
Sewerage: Mains  
Electricity Supply: Mains  
Mains Gas Supply: No  
Central Heating: Yes - Oil

## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## BROADBAND & MOBILE COVERAGE

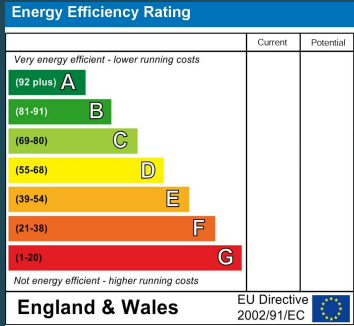
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:  
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)





### Council Tax Band

D



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL

Contact  
01278258005  
office@josephcasson.co.uk  
www.josephcasson.co.uk



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