



Oakley Close

Westonzoyland, Bridgwater, TA7 0LL

Offers In The Region Of £279,995

**Tamlyns**

## PROPERTY DESCRIPTION

NO ONWARD CHAIN - Nestled in a tranquil cul-de-sac on Oakley Close, Westonzoyland, this charming semi-detached house offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-designed layout includes a welcoming reception room, providing a versatile area for relaxation or entertaining guests.

One of the standout features of this home is the ample parking available for up to three cars, ensuring that you and your visitors will never struggle to find a space. Additionally, the garage, set back from the main house, is equipped with power and plumbing, making it a fantastic option for a workshop, storage, or even a utility space.

The flexible living arrangements allow for a variety of uses, whether you wish to create a home office, a playroom, or simply enjoy the generous living space. The quiet surroundings of Westonzoyland enhance the appeal, offering a peaceful retreat while still being conveniently located for local amenities and transport links.

This semi-detached house is not just a property; it is a place where you can create lasting memories. With its desirable location and practical features, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

### Local Authority

Somerset Council Tax Band: C

EPC Rating:

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

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

### Accommodation

All sizes are approximate

### Entrance

As you enter, you have a hallway with an enclosed radiator with the stairs in front.

### Kitchen

9'8" x 8'10" (2.948m x 2.706m)

Integral oven with sink and double glazed window to rear and storage cupboard/Larder with a door going out in to the carport

### Bedroom 3

9'10" x 9'1" (3.00m x 2.793)

Double bedroom with west aspect double glazed window and gas radiator underneath.

### Bathroom

6'0" x 5'5" (1.833m x 1.672m)

Bath/Shower three piece with sink and toilet and radiator on the wall with a double glazed window.

### Living Room

18'0" x 9'4" (5.503m x 2.851m)

feature fire surround, radiator and patio doors opening to east facing garden.

### Dining Room

10'10" x 9'7" (3.319m x 2.937m )

Bright west aspect room and double glazed window to front with a radiator and laminate.

### Bedroom 1

15'5" x 10'11" (4.720m x 3.341m)

Big double bedroom with radiator and double glazed window overlooking back garden and loft access.

### Bedroom 2

10'11" x 9'6" (3.333m x 2.916m)

Double bedroom with enclosed radiator and west facing double glazed window.

## Garage

11'10" x 9'5" (3.608m x 2.880m)

Set back Garage with power and plumbing.

## Back Garden

Back access gate to rear.

## Car Port

Space for one car and power with outside tap.

## Front Driveway

### Material Information...

Additional information not previously mentioned

- Mains electric, mains water, LPG
- Water metered.
- LPG Heating
- Mains sewage.
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

Council Tax Banding C

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

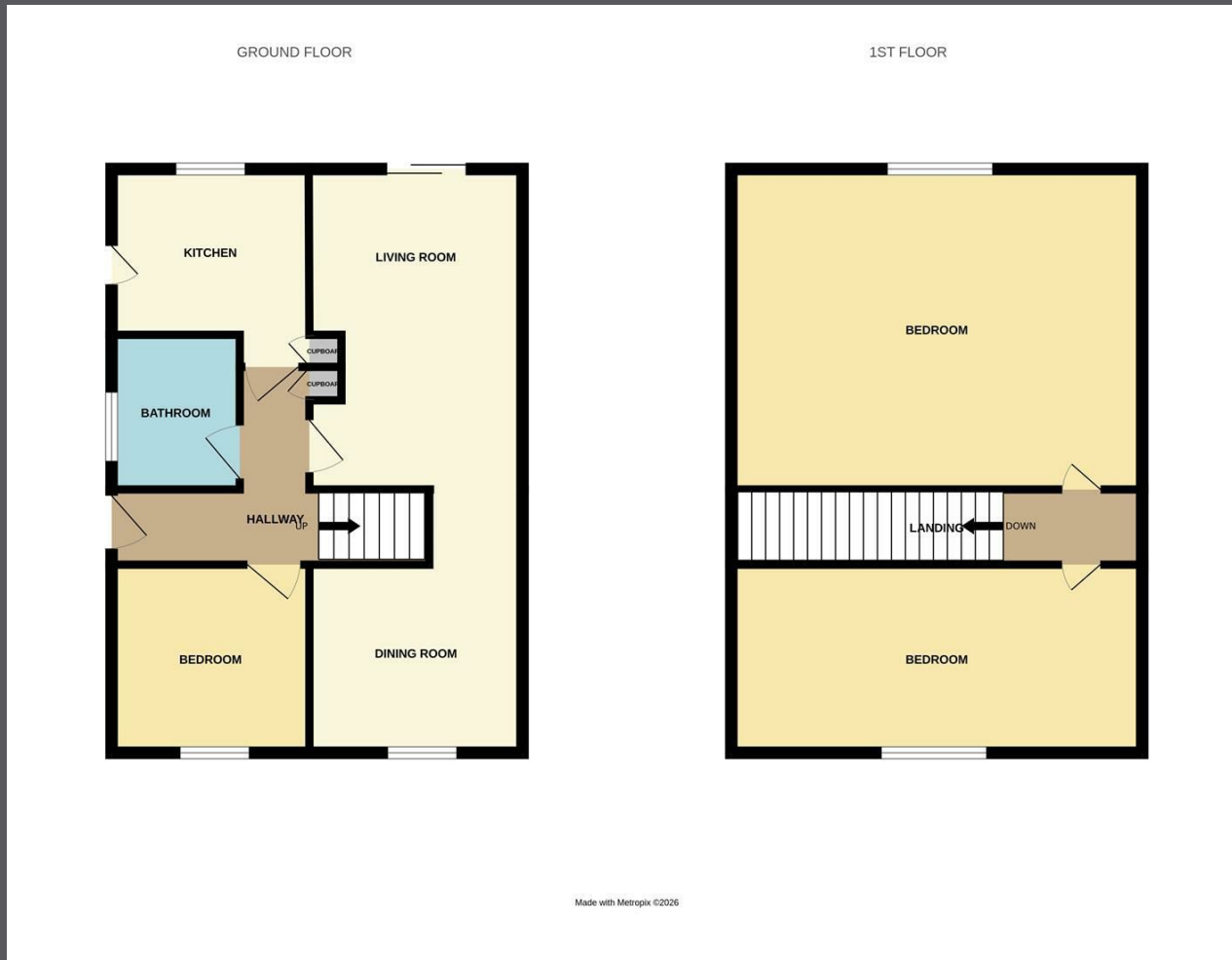
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

**Council Tax Band C**

# PLAN



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

## 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.

