



GIBBINS RICHARDS 
Making home moves happen

Kelstones, Main Road, Middlezoy, Nr. Bridgwater TA7 0PD

£325,000

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A well presented detached bungalow located in a popular village location. The bungalow enjoys a most pleasant position backing onto farmland, whilst the accommodation itself includes modern fitted kitchen, conservatory, generous size sitting/dining room, three double bedrooms, re-fitted shower room. Oil fired central heating, double glazed windows. Internal viewing highly recommended.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

Middlezoy is a popular village located approximately six miles east of Bridgwater. Local facilities can be found in the village including a popular pub, church, hall and playing fields. Further facilities can be found in the neighbouring village of Westonzoyland which includes a medical centre, schooling, shop and butchers. The market town of Langport is easily accessible.

- DETACHED VILLAGE BUNGALOW
- WELL PRESENTED ACCOMMODATION
- SITTING/DINING ROOM
- MODERN KITCHEN
- CONSERVATORY
- THREE DOUBLE BEDROOMS
- RE-FITTED SHOWER ROOM
- PRIVATE REAR GARDEN BACKING ONTO FARMLAND
- GARAGE / AMPLE OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING / MAINS DRAINAGE



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Entrance Hall
Sitting/Dining Room
Kitchen
Conservatory
Bedroom 1
Bedroom 2
Bedroom 3
Shower Room
Outside

Doors to all rooms. Storage cupboard.
22' 0" x 12' 0" (6.70m x 3.65m) reducing to 8' 10" (2.69m) to dining area. Front aspect bay window with shutters. Access to rear garden.
11' 10" x 8' 0" (3.60m x 2.44m) Built-in double oven, ceramic hob, plumbing for washing machine, space for upright fridge/freezer, door to;
11' 5" x 7' 0" (3.48m x 2.13m) with glass roof.
11' 10" x 10' 5" (3.60m x 3.17m) Front aspect bay window with shutters. Fitted wardrobe.
11' 5" x 8' 5" (3.48m x 2.56m) Rear and side aspect windows. Fitted wardrobe.
10' 5" x 8' 2" (3.17m x 2.49m) Front aspect window.
8' 0" x 6' 6" (2.44m x 1.98m) Rear aspect obscure window. Corner shower enclosure, low level WC and wash hand basin.
To the front of the property there is a long side driveway allowing ample off road parking leading to an attached GARAGE with light and power. The front garden is fully enclosed and laid mainly to lawn. A side gate to rear as well as access door to garage. Timber storage shed and further large work shed. The rear garden benefits from a sunny south westerly aspect and backs onto farmland. Within the garden there is a semi-enclosed sun patio, wide lawn, arbour, shrub bed and side courtyard containing the oil fired boiler.



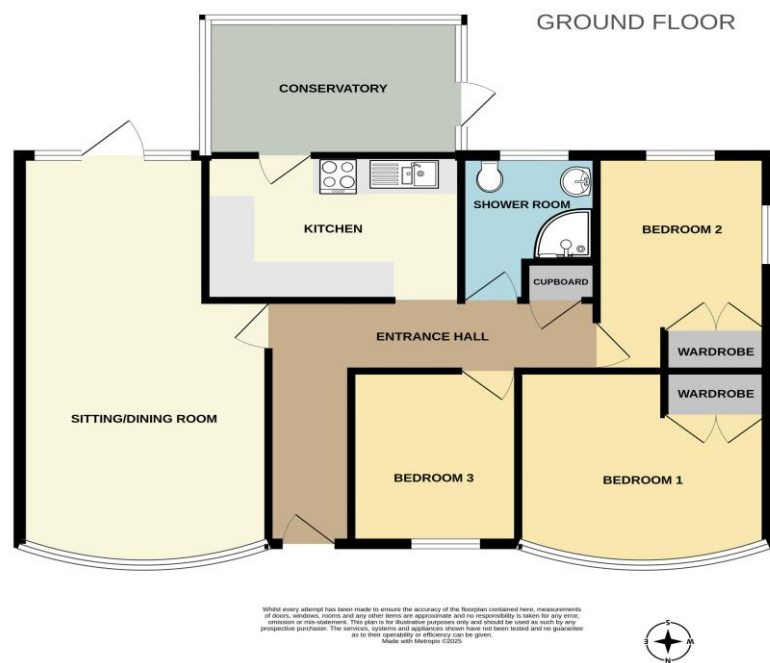
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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