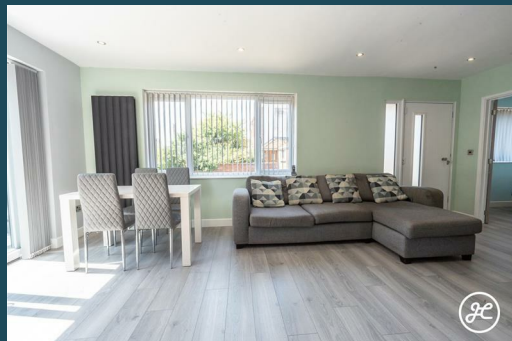


Load Lane  
Westonzoyland  
Bridgwater  
TA7 0LW



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





£299,950

- Superbly Presented Detached Bungalow
  - Wheelchair Friendly Accommodation
    - Two Bedrooms
    - One Shower Room
    - Open-Plan Living
  - High Quality Fitted Kitchen with Breakfast Bar
    - Garage & Double Width Driveway
    - Lawned Gardens to Three Aspects
  - Oil Central Heating & Double Glazing
    - Close to Local Amenities

A superb detached bungalow, thoughtfully reconfigured and significantly enhanced to provide exceptional, wheelchair-friendly single-level living. The accommodation includes two well-appointed bedrooms, a stylish shower room, and an impressive open-plan kitchen/dining/living space designed for modern comfort and ease of movement.

Externally, the property benefits from an attached garage, a useful store, and a double-width driveway offering excellent parking provision. Lawned gardens extend to three aspects, creating a wonderful sense of space and privacy.

Ideally positioned close to local amenities, this is an outstanding home in a highly convenient setting.

## ACCOMMODATION

Finished to a high standard throughout, this double-glazed, oil-fired centrally heated, and wheelchair-friendly home offers beautifully arranged single-level living. The accommodation features an elegant open-plan living/dining/kitchen space, two well-proportioned bedrooms, and a contemporary shower room. A covered passageway, a useful store, and an attached garage further enhance the practicality of the property.

Set within generous lawned gardens extending to three aspects, the home enjoys a sense of privacy and space, complemented by a double-width driveway providing excellent off-road parking.

## LOCATION

Westonzoyland is a vibrant and well-served village, home to a popular primary school and pre-school, the historic 13th-century St Mary's Church, the welcoming Sedgemoor Inn, a convenient grocery store and a weekly chip van on Thursdays. The village hall provides a hub for community events, while the nearby Westonzoyland Flying Club offers a unique local attraction for microlight enthusiasts. Steeped in history, the village is also renowned as the site of the Battle of Sedgemoor — the last major battle fought on English soil.

Just a few miles away lies the bustling market town of Bridgwater, offering an extensive range of retail, educational and leisure facilities. Bridgwater Bus Station provides regular services to Taunton along with a daily route to London Hammersmith, and the town's railway station offers mainline connections for convenient travel further afield.

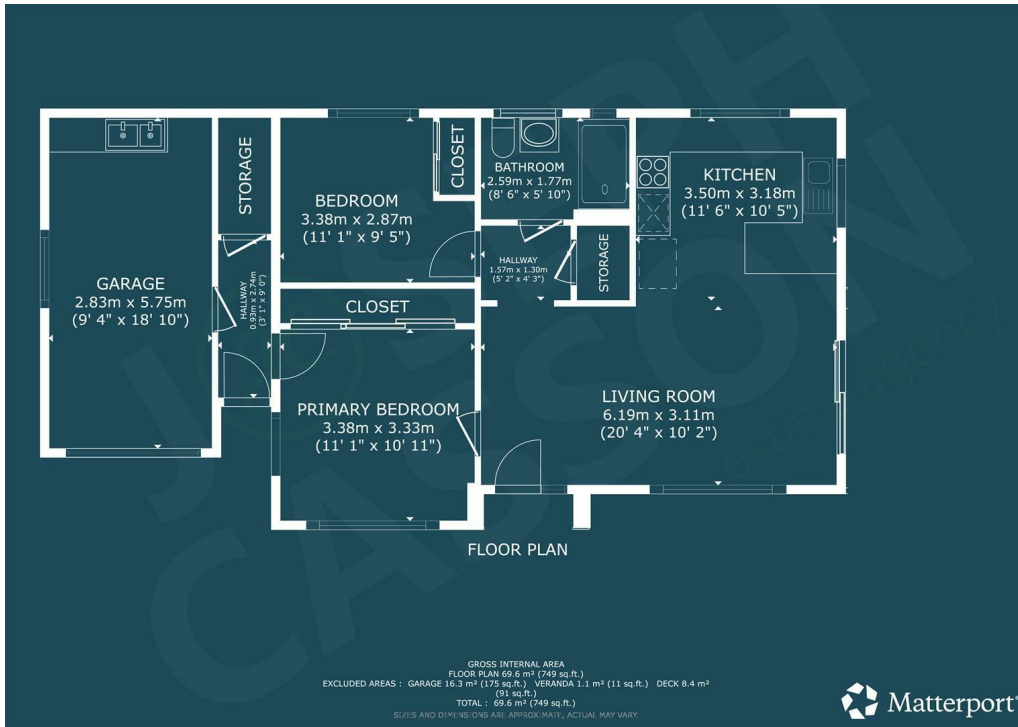
## ADDITIONAL INFORMATION

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

## UTILITIES

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





### FLOODING

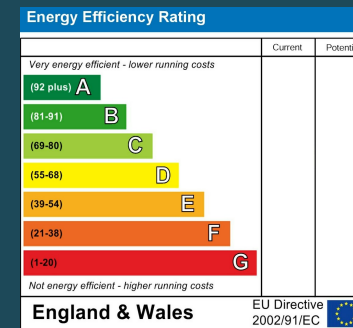
No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

### 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



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