

**FOR SALE**

**Guide Price £250,000**

**Woodland Avenue,**

**Westonzoyland**



**A rare opportunity to acquire this 2/3 bedroom chalet bungalow in need of updating, boasting a sitting room, dining room/bed 3, study, breakfast room, kitchen, family bathroom, family shower room, double glazing, oil fired central heating, parking, garage, gardens front, side and rear, the property is available with no onward chain and is situated in a much sought-after village location, in a quiet cul-de-sac position.**

**Viewing strictly by appointment call 01823 336 103**

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

**[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)**

Please respect the sellers privacy and do not make an approach by knocking on the door.

## Ground Floor

### Accommodation

Front door opening to:-

### Entrance Hall

With 2 ceiling lights, personal door to the garage and door opening through to:-

### Entrance Reception

With a double glazed window to the front aspect, stairs to the first floor accommodation, laminate floor, radiator, 2 ceiling lights, doors to:-

### Sitting Room

c.15' x 10'11 max (4.57m x 3.32m)

With double glazed patio doors to the rear garden, radiator, a multi-fuel burner with decorative surround and hearth, laminate floor, television point, ceiling light.

### Dining Room/Bedroom 3

c.12'5 x 10'11 (3.78m x 3.32m)

With a double glazed window to the front aspect, laminate floor, radiator, ceiling light.

### Breakfast Room

c.8'9 x 7'10 (2.66m x 2.38m)

With a double glazed window to the rear aspect, radiator, ceiling light, and door to:-

### Kitchen

c.12'4 x 8'11 (3.75m x 2.71m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, tiling to splash prone areas, built-in double oven and 4 ring electric hob with extractor cooker hood over, radiator, space and plumbing for a washing machine, built-in dishwasher, door to the entrance hall door, to the rear garden and ceiling light.

### Family Bathroom

With a suite comprising of a bath, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan and ceiling light.



## FIRST FLOOR

### Landing

With a ceiling light and doors to:-

### Bedroom 1

c.16'9 x 11' (5.10m x 3.35m)

With a double glazed window to the front elevation and a double glazed Velux window to the rear elevation, radiator, built-in wardrobe, under eave storage cupboard, 2 ceiling lights.



### Bedroom 2

c.12'9 x 13'9 (3.88m x 4.19m)

With a double glazed window to the side elevation and a double glazed Velux window to the rear elevation, radiator, under eave storage cupboard, ceiling light.



### Study

c.7'3 x 5'3 (2.20m x 1.57m)

With a double glazed window to the front elevation, radiator, ceiling light.



### Shower Room

With a double glazed Velux window to the rear elevation, a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, laminate floor, tiling to splash prone areas, radiator, ceiling light.



### Outside

To the front of the property there is a lawn with a brick paved driveway to the side providing parking and giving access to a garage/workshop, with over door, power and lighting, to the side of the property there is a generously proportioned lawn, with a patio pathway, and flowerbeds housing a variety of mature trees, shrubs and flowers, side access gate through to the rear garden, which is fully enclosed and offers another lawn and raised patio.



Council Tax band: - C

Construction: - Brick under a tiled roof with double glazing.

Utilities: - Mains electric, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Westonzoyland School.

Secondary School Catchment: - Bridgwater College.

## Directions

Head out of Taunton on Bridgwater Road, proceed up the dual carriageway and turn right at the top signed Lower Durston, continue along this road and turn left signed for Weston Zoyland, after entering the village turn right into Southview Road, then right into Woodland Avenue.

### Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

