

for sale

offers in excess of

**£200,000**



**Load Lane Westonzoyland Bridgwater TA7 0LW**

Standing proudly in the popular village of WESTONZOYLAND, this THREE-BEDROOM end-of-terrace family home offers generous living space. Offered to the market with NO ONWARD CHAIN and further benefits from a GARAGE en-bloc and DRIVEWAY. Viewing is highly recommended!



# Load Lane Westonzoyland Bridgwater TA7 0LW

## Front Door

Leading to...

## Porch

A welcoming, enclosed porch provides a practical buffer between the outdoors and the main living space. It's ideal for coats, shoes and umbrellas, and has an inner door to the entrance hall.

## Entrance Hall

A welcoming hallway with stairs rising to the first floor and a radiator. Doors leading into...

## Kitchen

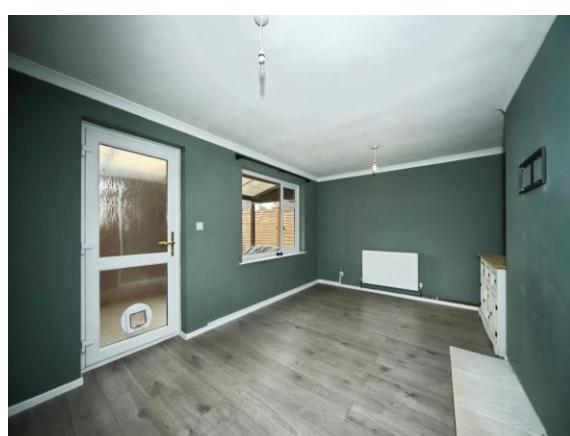
9' 6" x 10' 1" ( 2.90m x 3.07m )

A bright and spacious kitchen with a practical L-shaped layout and a pleasant front-aspect window. Fitted with neutral Shaker-style wall and base units, generous wood-effect worktops and a patterned tiled splashback, it offers excellent storage and prep space for everyday cooking. The kitchen benefits from a chimney-style cooker hood, integrated fridge/freezer and slimline dishwasher, as well as dedicated space and plumbing for a washing machine, plus space for a freestanding electric cooker.

## Lounge / Diner

16' x 9' 10" ( 4.88m x 3.00m )

A well-proportioned, versatile reception room designed for both relaxing and dining. Finished in a modern palette and wood-effect laminate flooring, the space feels contemporary and easy to maintain. A large rear-aspect window and a glazed door provide plenty of natural light and give convenient access to the utility



room. A radiator ensures year-round comfort, while a chimney breast offers a natural focal point.

## Utility Room

7' 3" x 6' 1" ( 2.21m x 1.85m )

Practical, light-filled utility space ideal for everyday chores and extra storage. Set just off the living room, it features a translucent roof and side window for year-round natural light, with a sliding door opening directly to the rear garden.

## First Floor Landing

Featuring integrated storage and loft access. Doors leading into...

## Bedroom One

11' 8" x 9' 8" ( 3.56m x 2.95m )

A generous double bedroom featuring a good size, double-glazed front facing window and a radiator.

## Bedroom Two

9' 10" x 8' ( 3.00m x 2.44m )

Another double bedroom with a double-glazed rear facing window and a radiator.

## Bedroom Three

7' 8" x 6' 7" ( 2.34m x 2.01m )

The third bedroom is a single room with a rear-aspect window offering natural light, making it ideal for use as a home office or child's bedroom.

## Bathroom

A modern, low-maintenance family bathroom with an obscure double-glazed window, comprising a panelled bath with electric shower and clear glass screen, pedestal basin and close-coupled WC, and finished with marble-effect waterproof wall panelling, a chrome heated towel rail and wood-effect vinyl flooring.

## Outside

### Garden

Outside, the generous rear garden is mainly laid to lawn with a paved patio, ideal for seating and al-fresco dining. A side pedestrian gate gives access to the front, while a picket fence and gate at the far end open onto a footpath leading to the garage. The oil tank is situated in the garden.

### Parking

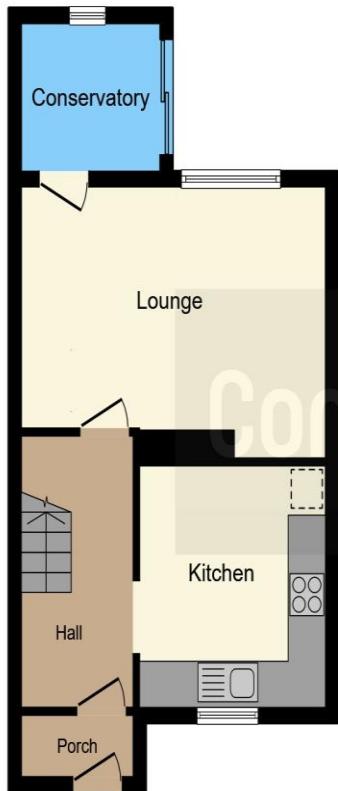
A gravel driveway, and a garage located en-bloc to the left-hand side of the property.

### Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





**Ground Floor**



**First Floor**

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Property Ref: TTN313249 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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