



GIBBINS RICHARDS 
Making home moves happen

The Haven, Church Lane, Westonzoyland, Nr. Bridgwater TA7 0EP
£475,000

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A well presented and established three bedroom detached bungalow located within the popular village of Westonzoyland. The property is warmed by oil central heating, ample off road parking to the front and large private and fully enclosed garden to the rear and additional plot of land 0.5 acres. The accommodation comprises in brief; entrance hallway, kitchen/diner, separate utility room, spacious sitting room, three good size bedrooms (master with en-suite shower room) and four piece family bathroom. There is also a large garage which has been converted to provide a useful home office/studio.

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

The village of Westonzoyland lies approximately 6 miles to the east of Bridgwater and offers an excellent range of local amenities. The nearby town of Bridgwater offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- POPULAR VILLAGE LOCATION
- LARGE PLOT
- AMPLE ACCOMMODATION
- DETACHED BUNGALOW
- OIL CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM / FOUR PIECE FAMILY BATHROOM
- WELL EQUIPPED KITCHEN/DINER / SEPARATE UTILITY ROOM





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Entrance Hallway

Leading to three bedrooms, kitchen/diner and family bathroom. Storage cupboard. Hatch to loft.

Kitchen/Diner

Kitchen Area - 14' 3" x 10' 9" (4.34m x 3.27m) Front aspect window. Modern fitted kitchen with integrated appliances including - fridge, dishwasher, electric oven and hob.

Dining Area - 7' 4" x 6' 4" (2.23m x 1.93m) opening to sitting room.

Utility Room

10' 9" x 5' 0" (3.27m x 1.52m) Front aspect window.

Base units with space and plumbing for washing machine. Central heating boiler. Door to garden.

Sitting Room

18' 9" x 11' 8" (5.71m x 3.55m) Side aspect window and sliding patio doors to garden.

Bedroom 1

11' 5" x 10' 0" (3.48m x 3.05m) Front aspect window. Built-in wardrobes.

En-Suite Shower Room

9' 3" x 4' 1" (2.82m x 1.24m) Side aspect obscure window. Equipped in a modern suite comprising low level WC, wash hand basin and shower enclosure.

Bedroom 2

12' 5" x 12' 3" (3.78m x 3.73m) Rear aspect window. Built-in wardrobe.

Bedroom 3

12' 4" x 8' 8" (3.76m x 2.64m) Rear aspect window. Built-in wardrobe.

Family Bathroom

12' 1" x 6' 8" (3.68m x 2.03m) Side aspect obscure window. Equipped in a modern four piece suite comprising low level WC, wash hand basin with vanity unit under, bath and separate shower enclosure.

Outside

Private enclosed off road parking with gated entrance. Front garden laid to lawn, side access to rear garden and extensive plot to rear 0.5 acres.

Former Garage/Home Office/Studio

Reception Room - 11' 3" x 10' 3" (3.43m x 3.12m) side aspect window.

Cloakroom - Low level WC and wash hand basin.

Shower - Electric shower over.

Study Area - 8' 6" x 8' 1" (2.59m x 2.46m)

Store Area - 6' 6" x 6' 4" (1.98m x 1.93m) side aspect window.



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BUNGALOW & FORMER GARAGE



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FORMER GARAGE



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