



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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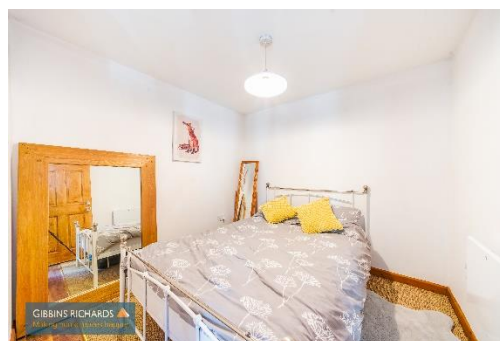


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BUNGALOW & FORMER GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FORMER GARAGE

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 (E48) **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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