



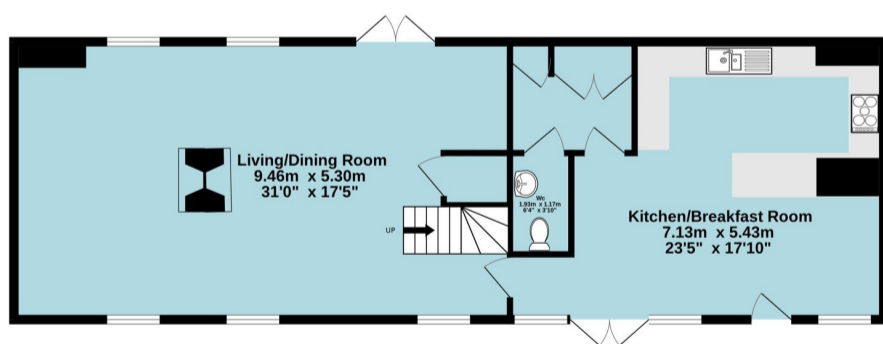
**Main Road**  
Westonzoyland, TA7  
£450,000 Freehold

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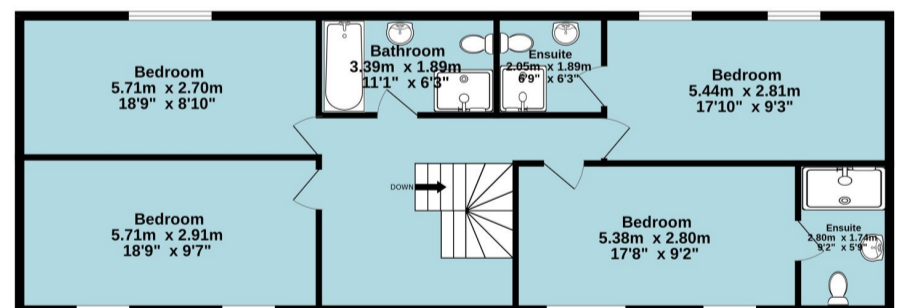
**Wilkie May & Tuckwood**

## Floor Plan

**Ground Floor**  
84.9 sq.m. (914 sq.ft.) approx.



**1st Floor**  
93.0 sq.m. (1001 sq.ft.) approx.



**TOTAL FLOOR AREA : 177.9 sq.m. (1915 sq.ft.) approx.**

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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# Description

The property is a beautifully presented four double bedroom grade II listed detached barn conversion particularly well appointed and offering most charming accommodation with attention to detail throughout. The property is served by oil fired underfloor heating to the ground floor and central heating to the first floor.

The barn benefits from electric gates leading to off-road parking and private gardens.

There is no onward chain.

- Barn in sought after village location
- Four double bedroom property
- Over 31' living room/dining room
- Kitchen/breakfast room over 23'
- Downstairs' cloakroom
- Over 17' principal bedroom with en-suite
- Bedroom two with en-suite
- Two further double bedrooms
- Bathroom
- Enclosed rear garden
- Summerhouse
- Off-road parking for numerous cars

## THE PROPERTY:

An impressive detached barn conversion providing well-appointed and charming accommodation. The accommodation comprises a door to a spacious kitchen/dining room. The kitchen is fitted with a superb range of high and low level units with a central breakfast bar, Range oven, an integrated dishwasher and an area for a dining room table and chairs together with French doors giving access to the front of the property. The kitchen has wooden flooring along with the dining room which has an understairs' storage cupboard. The living room has a bio ethanol fuel burner built into a fireplace effect surround and has wooden flooring. There is an inner hallway with a utility cupboard with plumbing for a washing machine, a pressurised tank and a second storage cupboard with shelving. The downstairs' cloakroom has a WC and vanity sink unit.

There are stairs to the first floor landing where there are four double bedrooms with an en-suite to bedrooms one and two – with a double shower cubicle to the principal en-suite with stone walling, wash hand basin, WC and heated towel rail and a further en-suite shower room to bedroom two – with shower cubicle, WC and a wash hand basin.

There is also a family bathroom with bath, tiled surround, wash hand basin, WC, shower cubicle and heated towel rail.

Outside – The gardens are a particular feature and are landscaped with electric gated access which leads to a gravelled parking area for a number of cars, the gardens are fully enclosed and private. There is a stone patio with garden laid to lawn, enclosed by fencing and walling, a concealed oil tank and outside oil fired boiler powering the domestic hot water and the central heating system. There is a glazed summerhouse with electric fitted.

LOCATION: The popular village of Westonzoyland is approximately 4 miles to the east of Bridgwater and offers local amenities including a shop, pub, church, butchers, primary school and community centre. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. Junctions 23 and 24 of the M5 motorway allow easy access to Bristol and Exeter. Main line rail links are available via Bridgwater Railway station along with a daily coach service to London Hammersmith from Bridgwater bus station.



WM&T

## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty  
**Services:** Mains water, mains electricity, mains drainage, oil fired central heating.  
**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY  
**Council Tax Band:** F



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in November 2023.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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