



**Grays Avenue**  
Westonzoyland, TA7  
£315,000 Freehold

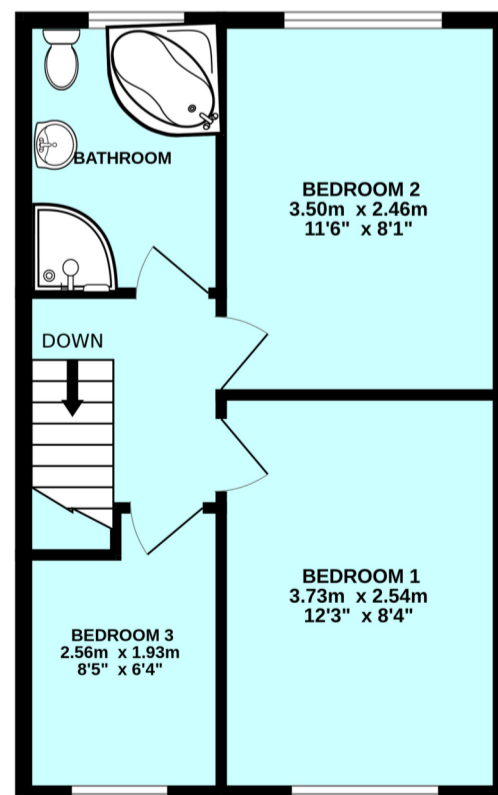
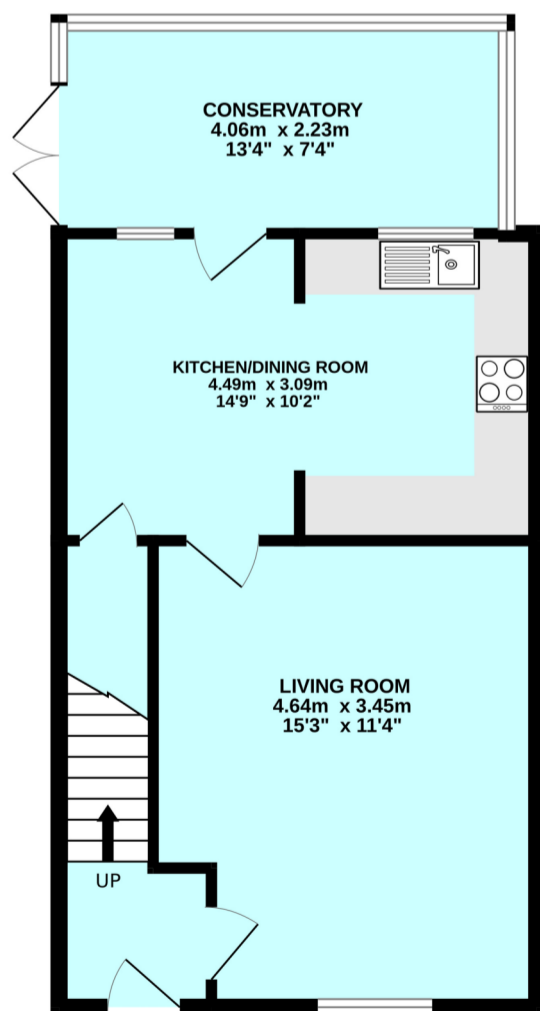
			<b>D</b>
<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR

1ST FLOOR



# Description

This three bedroom detached family home sides onto open fields and offers a double drive including a gravelled area for parking a number of vehicles.

- Popular village location near Bridgwater
- Detached three bedroom family home
- Sides onto open fields
- Very well presented throughout
- Front aspect living room
- Dining room
- Modern kitchen
- Conservatory overlooks rear garden
- Principal bedroom with fitted wardrobes
- Two further bedrooms
- Bathroom
- Off-road parking for many vehicles
- Private rear garden siding onto fields

## THE PROPERTY:

The property is well known to us and is an extremely well presented three bedroom detached family home situated on a particularly good size plot with parking for many vehicles, enclosed gardens to the rear which side onto open fields.

The accommodation comprises a door to the entrance hall with stairs to the first floor landing. There is a living room with a front aspect window, a separate dining room with wooden flooring and a kitchen with a range of high and low level units, integrated fridge/freezer, a Range oven with an extractor hood, quarry tiled flooring and to the rear of the house is a conservatory with ceramic tiled flooring, double glazed surround and roof along with access to the rear garden.

To the first floor are three bedrooms with fitted wardrobes to the principal bedroom, an upgraded bathroom with a corner bath, separate shower cubicle, WC, wash hand basin and a double glazed obscure window.

Outside – To the front of the house is a sweeping driveway with a gravelled area with parking for many cars and a garden shed leading to a garage with side access to the rear garden where there is an external boiler and an oil tank, siding onto fields with gated access – the rear garden has been landscaped with a gravelled area, paved patio, fencing and decking and is laid predominantly to lawn, is particularly private and has new fencing.

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 Taunton, 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 central heating.

**Local Authority:** Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR  
**Council Tax Band:** C



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 May 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY