

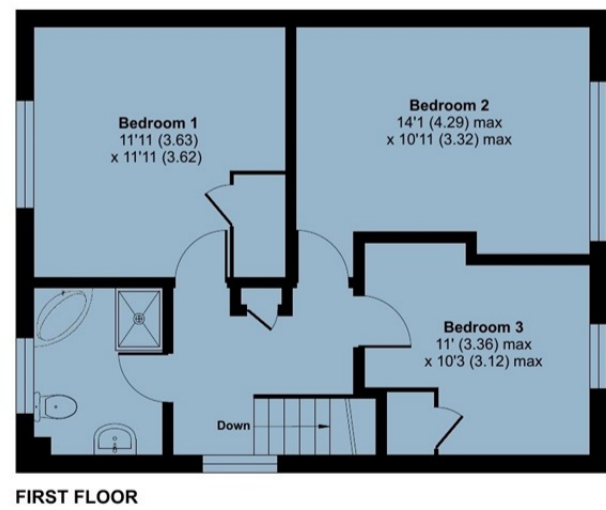
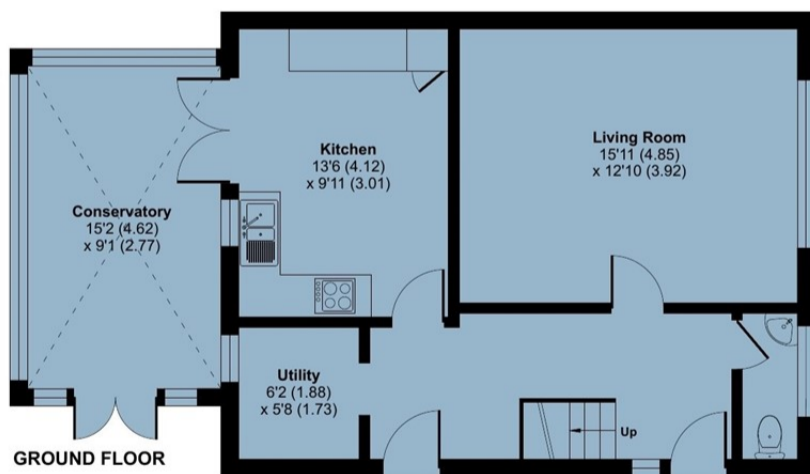


Kings Drive
 Westonzoyland, Bridgwater, TA7
 £265,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Description

The property is a spacious three bedroom family home situated on a particularly good size corner plot benefitting from off-road parking. There is potential to create another dwelling subject to the usual planning permission and building regulations alongside.

The house benefits from oil fired central heating and a double glazed conservatory which overlooks the rear garden.

- Three bedroom family home
- Village location of Westozoyland
- Potential space for a dwelling
- Over 15' living room
- Kitchen with separate utility room
- Conservatory over 15'
- Three bedrooms and family bathroom
- Double glazing
- Front and rear gardens
- Vehicular access for three cars

THE PROPERTY:

The house comprises a door to the entrance hall where there is a cloakroom with WC, wash hand basin and window. In the hall is an understairs' storage recess and rear access door to the garden. The living room has a front aspect window and coving to the ceiling. A separate utility room has an oil boiler powering the domestic hot water and the central heating system together with plumbing for a washing machine along with a window. The kitchen/dining room has a range of units and recesses for domestic appliances with a rear aspect door to the conservatory which is double glazed, has a polycarbonate roof, ceramic tiled flooring and French doors onto the garden.

To the first floor are three good size bedrooms complemented by a family bathroom with corner bath, WC, wash hand basin, a separate shower cubicle and a double glazed window.

The dwelling is situated on a particularly good size plot with enclosed gardens to the front which are laid to lawn. An additional side lawned garden is enclosed and the rear garden is laid to lawn with a gravelled area, garden shed and rear vehicular access with parking for three cars.

It may be possible to create another dwelling alongside the property subject to the usual planning and building regulations.

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.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage, oil central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: C.

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 223Mbps download and 32Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE. Voice likely and data limited with O2. Voice and data limited with Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 July 2024.

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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