

21 Bussex Square, Westonzoyland, Nr. Bridgwater TA7 0HD £240,000



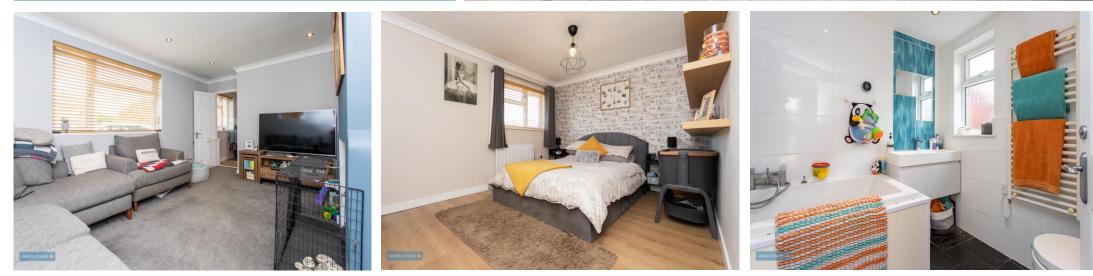
A superbly presented and extended three bedroom semi-detached house located in the popular village of Westonzoyland. The accommodation comprises in brief; entrance hall, sitting room, kitchen, dining area and ground floor bathroom. To the first floor are three bedrooms and WC. Externally there is multiple off road parking to the front and a fully enclosed rear garden. Fully UPVC double glazed and warmed by modern electric heating.

Tenure: Freehold / Energy Rating: E-44 / Council Tax Band: B

The village of Westonzoyland lies to the east of Bridgwater and has a good range of local amenities. A much wider range of shopping, leisure and financial amenities can be found in Bridgwater's town centre. Bridgwater town itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

EXTENDED SEMI DETACHED HOUSE THREE FIRST FLOOR BEDROOMS GROUND FLOOR BATHROOM & FIRST FLOOR WC UPVC DOUBLE GLAZING MODERN ELECTRIC HEATING MULTIPLE OFF ROAD PARKING FULLY ENCLOSED REAR GARDEN POPULAR VILLAGE LOCATION







Entrance Hallway	Stairs to first floor. Doors to understairs storage cupboard - 6' 11" x 5' 3" (2.1m x 1.6m) and sitting room.
Sitting Room	14' 9" x 11' 6" (4.5m x 3.5m) Front aspect window. Wood burner.
Kitchen	18' 1" x 9' 10" (5.5m x 3.m) Font aspect window. Space and plumbing for washing machine and dishwasher.
Dining Area	10' 6'' x 8' 10'' (3.2m x 2.7m) French doors to garden. Rear aspect window.
Bathroom	8' 10" x 6' 7" (2.7m x 2.m) Rear aspect obscure window. Fitted in a white three piece suite comprising low level WC, wash hand basin, bath with over head shower.
First Floor Landing	Rear aspect window. Doors to three bedrooms and WC.
Bedroom 1	12' 10" x 10' 2" (3.9m x 3.1m) Front aspect window.
Bedroom 2	11' 10" x 9' 10" (3.6m x 3.m) Front aspect window.
Bedroom 3	9' 10'' x 7' 7'' (3.m x 2.3m) Rear aspect window.
NC	Side aspect obscure window. Low level WC and wash hand basin.
Dutside	To the front of the property there is off road parking for multiple vehicles with side access to the rear. To the rear is a fully enclosed garden laid to patio and lawn. Storage shed.







1ST FLOOR 429 sq.ft. (39.8 sq.m.) approx.





GROUND FLOOR 577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx. Whild every attemp has been made to ensure the accuracy of the flooping contained here, measurements of cloors, windows, norms and any other lenses are approximate and no responsitivity is taken to 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 applicares show have not been tested and no guarantee as to their operability or efficiency can be given. Allow et mit deropics C2023

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 £20 + VAT (£24) 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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