



GIBBINS RICHARDS

21 Bussex Square, Westonzoyland, Nr. Bridgwater TA7 0HD

£240,000

GIBBINS RICHARDS 
Making home moves happen

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 3.0m) Front 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 2.0m) 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 3.0m) Front aspect window.
Bedroom 3	9' 10" x 7' 7" (3.0m x 2.3m) Rear aspect window.
WC	Side aspect obscure window. Low level WC and wash hand basin.
Outside	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.



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



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



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) 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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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.



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