

BUSSEX SQUARE

Westonzoyland, Bridgwater, TA7 0HD

Price Guide £325,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this extended three bedroom semi-detached family home situated in the village of Westonzoyland.

Situation

*semi detached**3 bedrooms**family bathroom**parking**garden**side access**double storey extension**downstairs WC**Living Room**Reception Room**Double glazed*

Local Authority

Sedgemoor Council Tax Band: B
Tenure: Freehold
EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Property Information & Key Features
This family home which has been modernised throughout including a single & double storey extensions, refitted kitchen & bathroom, new windows, new flooring, decorated and the layout reconfigured along with an updated rear garden and fencing.

The ground floor comprises of a entrance hall, downstairs WC, living room, reception room, additional hall space and an extended kitchen diner.

To the first floor, there are three double bedrooms and a family bathroom.

Outside, there'a a generous size garden which backs on to open farm fields, including side access and ample parking for several cars.

Accomodation
All sizes are approximate.

Entrance Hall
Doors into all rooms, under stairs storage with stairs leading to first floor, radiator, smoke alarm, open space at the end for coats & boots and door into:

Downstairs WC
WC with room for storage.

Living Room
15'0" x 12'2" (4.577m x 3.730m)
Two twin double glazed windows to front, radiator and working open fire, door to storage cupboard and door into:

Reception Room
12'2" x 7'11" (3.715m x 2.423m)
Double glazed window to front, radiator and open arch in to:

Hall
9'8" x 5'3" (2.963m x 1.603m)

Kitchen/Diner
22'0" x 14'6" (6.713m x 4.429m)
Fully extended with range of base units, upper cabinets and large island in the middle with additional cupboard space. Double bowl apron-front sink with mixer tap and pull-out spout. Stainless steel dual fuel range cooker with 7 control knobs and 5-button clock and 5-burner gas hobs (which will be included). Bespoke Space for American fridge and integral white goods and a breakfast bar.

First Floor

Master Bedroom
14'6" x 12'11" (4.441m x 3.959m)
Double bedroom, double glazed window to rear, radiator, dressing area & storage space.

Bedroom Two
13'2" x 10'4" (4.037m x 3.161m)
Double room with double glazed window to front, radiator and access point to loft.

Bedroom Three
11'10" x 9'10" (3.614m x 3.019m)
Double room with double glazed window to front, radiator and space for storage.

Family Bathroom
9'10" x 7'4" (3.019m x 2.244m)
Bath with a shower, WC, sink basin with double glazed window to rear and storage cupboard.

Garden
Low maintenance north facing garden with side access and overlooks open fields.

PROPERTY DESCRIPTION

Parking Driveway
Parking for up to 3/4 cars with a flower bed at the front.

Council Tax
B

Material Information...
Additional information not previously mentioned
- Mains electric, LPG gas and Mains Water.
- Gas Heating & Open Fire
- Mains Sewerage.
- No Flooding in the last 5 years
- Broadband and Mobile signal.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location















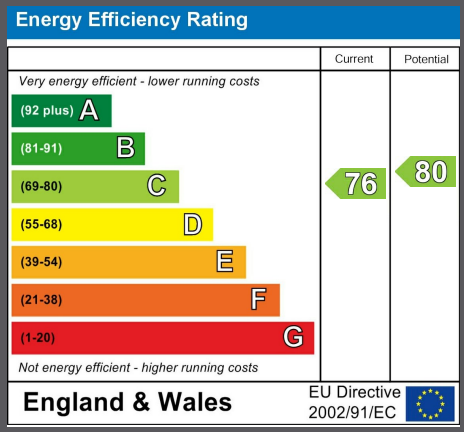




PLAN







IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Tamlyns

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The Property Ombudsman