

Grays Avenue
Westonzoyland
Bridgwater
TA7 0HP




JOSEPH CASSON
the estate agency your home deserves





£265,000

- Spacious Detached Property
 - Three Bedrooms
 - One Bathroom
 - Living Room
- Modern Kitchen/Breakfast Room
 - South-Facing Rear Garden
 - Garage & Driveway
- UPVC Double Glazing & Oil Central Heating

A well-presented three-bedroom detached home, attractively positioned within the popular and well-connected village of Westonzoyland.

Offering spacious and comfortable accommodation throughout, this appealing property benefits from a south-facing rear garden, ideal for enjoying the sunshine and outdoor entertaining. Further advantages include an attached garage and private driveway providing convenient off-road parking.

Situated within a sought-after residential location, the property offers excellent access to local amenities, schools and transport links, making it an ideal choice for families, first-time buyers and those seeking village living within easy reach of Bridgwater.

ACCOMMODATION

The property benefits from double glazing and oil-fired central heating and briefly comprises an entrance hallway, living room, and a modern kitchen/breakfast room on the ground floor. To the first floor, a landing provides access to three bedrooms and a bathroom.

Externally, the home offers parking on own driveway, an attached garage, and a south-facing rear garden featuring both seating and lawned areas.

LOCATION

Westonzoyland is a vibrant and well-served village, home to a popular primary school and pre-school, the historic 13th-century St Mary's Church, the welcoming Sedgemoor Inn, a convenient grocery store and a weekly chip van on Thursdays. The village hall provides a hub for community events, while the nearby Westonzoyland Flying Club offers a unique local attraction for microlight enthusiasts. Steeped in history, the village is also renowned as the site of the Battle of Sedgemoor — the last major battle fought on English soil.

Just a few miles away lies the bustling market town of Bridgwater, offering an extensive range of retail, educational and leisure facilities. Bridgwater Bus Station provides regular services to Taunton along with a daily route to London Hammersmith, and the town's railway station offers mainline connections for convenient travel further afield.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No.

EPC Rating:

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

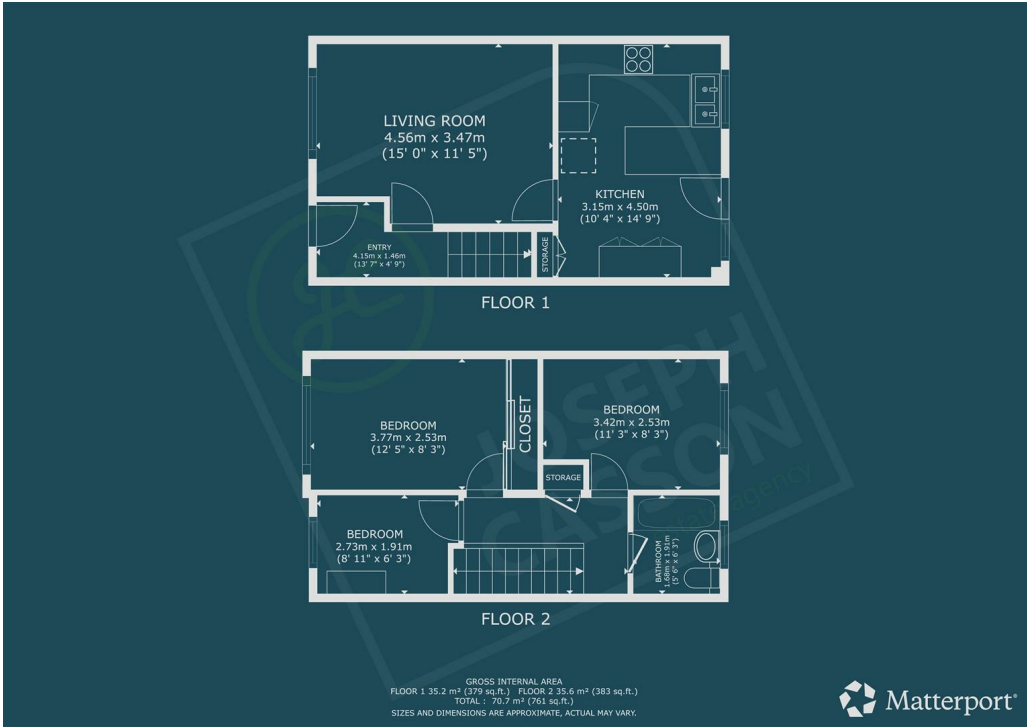
Mains Gas Supply: No

Central Heating: Yes - Oil

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location



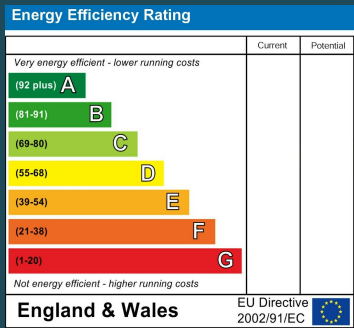


BROADBAND & MOBILE COVERAGE

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

Council Tax Band

C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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