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ESTATE AGENTS



6 Cranwell Close, Westonzoyland, TA7 0LH

£315,000

A spacious and extended detached bungalow, pleasantly situated within a small and peaceful cul-de-sac in the popular village of Westonzoyland. The property is conveniently positioned for local amenities and lies approximately three miles east of Bridgwater town centre, where a comprehensive range of shops, services and facilities can be found.

Westonzoyland itself offers a good selection of everyday amenities, including a village shop, butcher, public house, church and village hall. The generously proportioned accommodation comprises an entrance porch and hall, an impressive 29'2" lounge/diner, conservatory, fitted kitchen, two double bedrooms and bathroom. To the first floor are two useful attic rooms together with a cloakroom/WC, providing excellent additional and versatile space.

Further benefits include double glazing and oil-fired central heating. A particular feature of the property is the large integral garage/workshop, which also incorporates useful utility space. Outside, there is an enclosed, south-facing rear garden.

Offered to the market with no onward chain, this substantial and versatile home provides an excellent opportunity in a sought-after village location.

ENTRANCE

Door to:

ENTRANCE PORCH

Rear aspect double glazed window and French doors to the rear garden. Freestanding oil fired boiler. Entrance Door to:

ENTRANCE HALL

Radiator. Doors to bedrooms, bathroom and lounge/ diner.

LOUNGE/ DINER

Feature fireplace with natural stone surround. Two double glazed windows to rear aspect. Two radiators, wood block flooring. Stairs rising to the first floor. Door to the kitchen. Double glazed patio doors to the conservatory.

KITCHEN

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset with mixer tap over. Integrated oven with electric hob and extractor over. Tiled splashback. Space for and plumbing for a washing machine, space for a dishwasher. Wood effect flooring. Radiator. Double glazed door to the garage/ workshop.

CONSERVATORY

Double glazed windows and French doors to the garden. Wood effect flooring. Door to the garage.

BEDROOM ONE

Double glazed bow window to rear aspect, radiator. Wood effect flooring.

BEDROOM TWO

Double glazed bow window to front aspect, radiator, wood block flooring.

BATHROOM

Obscure double glazed window to front aspect. Fitted with a four piece suite comprising a corner bath with shower attachments, corner shower cubicle with shower over, pedestal wash hand basin and W.C. Tiled walls and tiled flooring. Heated towel rail.

LANDING

Airing cupboard with radiator. Doors to two loft rooms and W.C.

LOFT ROOM ONE

Radiator, velux double glazed skylight. Eaves access. Built in storage.

LOFT ROOM TWO

Double glazed window. Radiator. Eaves access.

W.C

Fitted with a two piece suite comprising wash hand basin and W.C.

EXTERIOR

GARAGE/ WORKSHOP

Electric door. Power and light connected, side personnel door. Utility Area with stainless steel sink, worktop with cupboards. Space for fridge/ freezer. Door to kitchen and door to conservatory.

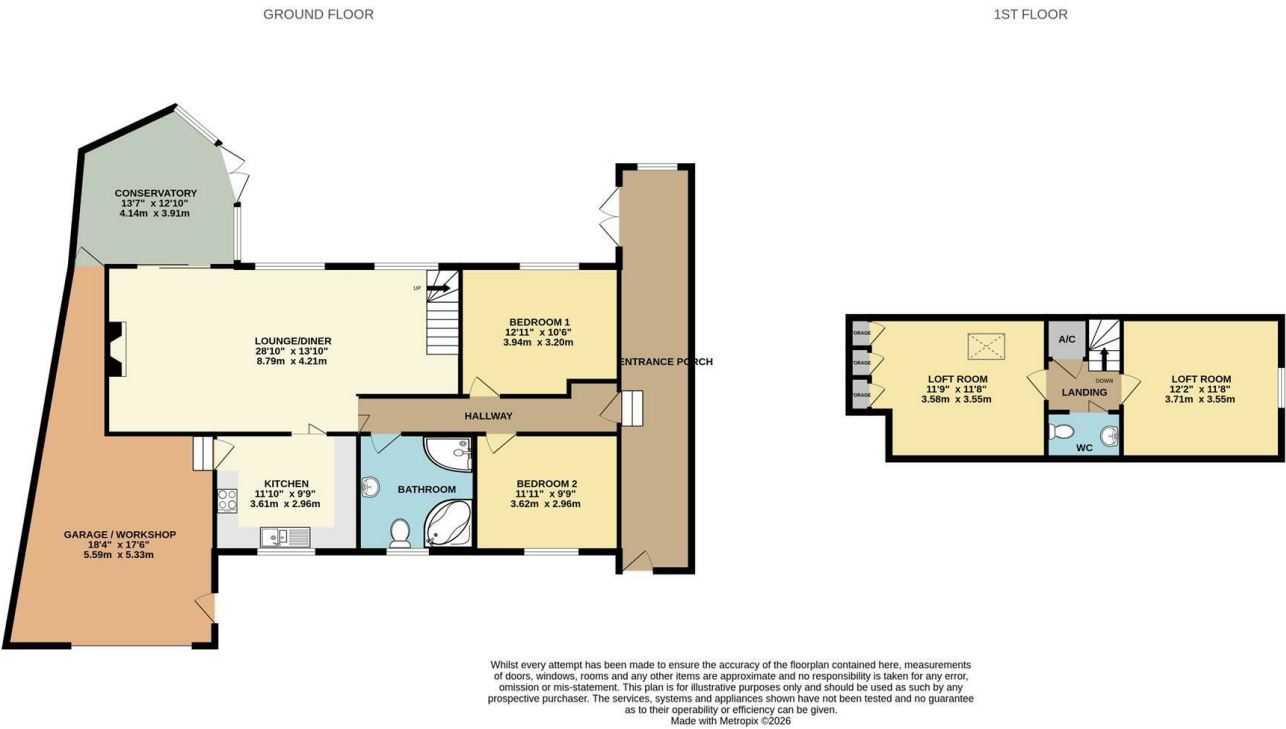
GARDEN

Fully enclosed with timber fencing. Patio area adjacent to bungalow. Mainly laid to lawn with tree/ shrub border. Oil tank.

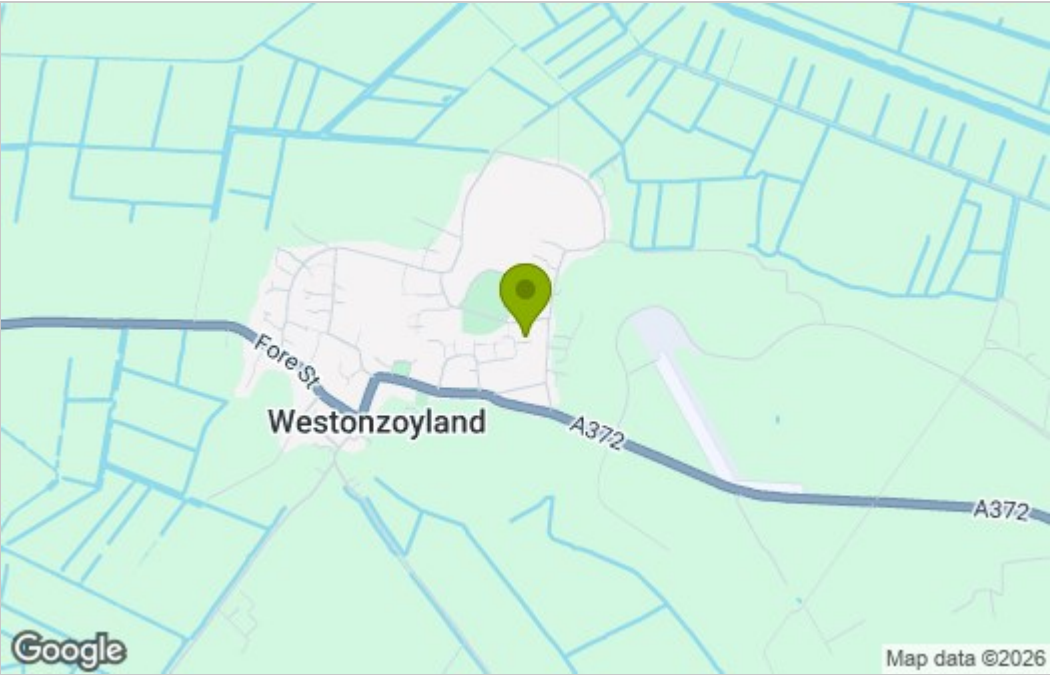
SERVICES

Oil fired central heating. Mains electricity, water and drainage.

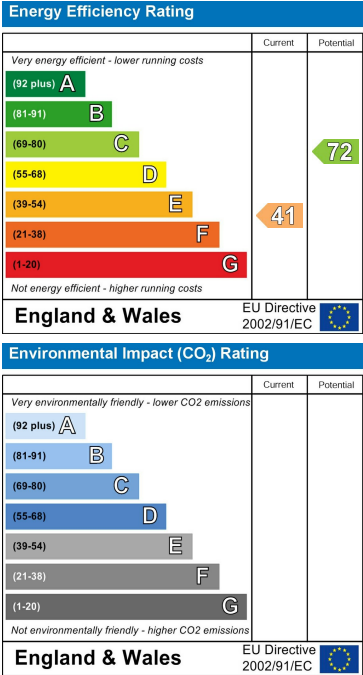
Floor Plan



Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.