



The Willows Church Lane, Westonzoyland, Bridgwater, TA7 0EP

£395,000 - Freehold

Three Double Bedrooms | Light & Bright Kitchen/Diner | Spacious Lounge | Large Entrance Hall | Garage & Ample Parking | Attractive & Private Rear Garden | Well Served Village Location | Many Local Amenities | Double Glazing & Oil Fired Central Heating | Council Tax Band: D & EPC Rating: E





Approximate total area⁽¹⁾

94.53 m²
1017.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

Situated on a quiet lane with views of the Church and having undergone extensive refurbishment over recent years, this is an exquisite bungalow and one not to be missed.

Improvements include a new boiler in 2021 and new UPVC windows in 2016, a new kitchen, bathroom (including jacuzzi bath) and the remodelled reception space makes the lounge and kitchen much more useable and sociable, plus, the changes have added to the natural light that the bungalow gets.

The internal doors have also been replaced and are solid oak and of course complete redecoration has been ongoing since the vendor purchased back in late 2017.

This detached bungalow now has a lovely feel to it and the space flows really well - perfect for couple or family, especially having three double bedrooms.

The property is warmed by the oil central heating system, the boiler for which is positioned in the garage, which has power, light and overhead storage space. The oil tank sits just to the rear of the garage.

For those wanting to know about the loft space, it is part boarded, insulated, has a fitted loft ladder and a light.

Externally there is a rear garden that is well proportioned and host to both cherry trees and apple trees. There is side access to one side on the bungalow, leading to the front, where there is parking for 4, maybe 5 vehicles.

As a village Westonzoyland is very well served with numerous amenities, including the shop, pub, butchers, doctor's surgery and primary school. Neighbouring Middlezoy also offers an array of amenities and just a short drive away is Bridgwater's town centre.

This really is a fantastic bungalow and viewings are genuinely recommended.

Energy performance certificate (EPC)

The Willows Church Lane Westonzoyland BRIDGWATER TA7 0EP	Energy rating E	Valid until: 14 December 2026
		Certificate number: 9254-2825-6721-9896- 4031

Property type: Detached bungalow
Total floor area: 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.