

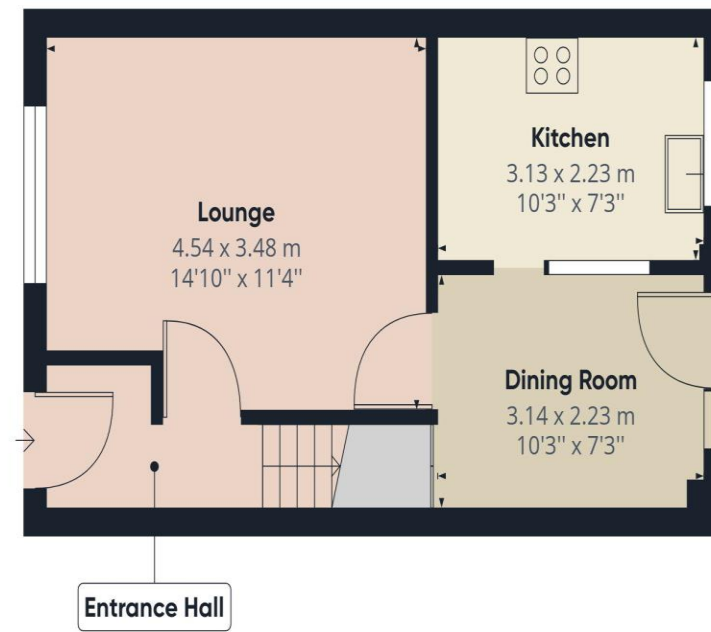


3 Kirk Drive, Westonzoyland, Bridgwater, TA7 0HN

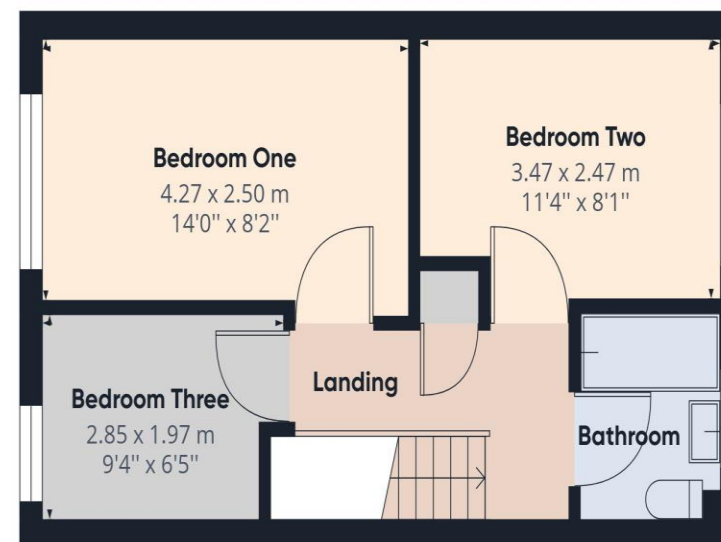
£209,950 - Freehold

No Onward Chain | Three Bedroom Home | Lounge & Dining Area | Cul De Sac Position | Sunny East Facing Rear Garden | Garage & Parking | Very Well Served Village | Short Drive From Bridgwater Town Centre | Easy Access To M5 | Council Tax Band: B & EPC Rating: TBC





Floor 0



Floor 1



Approximate total area⁽¹⁾

66.90 m²

720.10 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

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG
01278 418005 | bridgwater@leesandwaters.co.uk | www.leesandwaters.co.uk

THE PROPERTY

Situated in a quiet cul de sac in the well served village of Westonzoyland, this three bedroom home comes with a garage & parking and is available with NO ONWARD CHAIN.

Internally there is a front aspect lounge and to the rear is the kitchen and dining room, with a door to the east facing rear garden.

The garden has a patio area with steps to the lawn.

To the first floor are the three bedrooms and bathroom, with shower over the bath. The bedrooms are well proportioned and decoration throughout is neutral.

The property is warmed by a mix of storage heaters and electric panel heaters and is fully UPVC double glazed.

The hot water tank is situated in the cupboard upon the first floor landing, which is where you'll also find access to the loft, which is well insulated and comes with a fitted loft ladder.

This is a very well situated property in a quiet cul de sac. Westonzoyland is a village with many amenities and both Taunton and Bridgwater are easily accessible from the village.

Please note that the garage is the second one in from the left.

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.