

Springway Lane

Westonzoyland, TA7 0JS

COOPER
AND
TANNER



Guide Price £750,000 Freehold

A modern bungalow with c.0.5acre paddock, stables and a secure gated driveway with space for multiple vehicles. The property itself has been maintained to an excellent standard and features a detached studio, which could provide ancillary accommodation (subject to permissions).

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ACCOMMODATION:

The internal accommodation has a modern feel throughout and briefly comprises; a contemporary kitchen fitted with a selection of wall and base units finished in a modern shaker style. There's a number of integrated appliances and a large breakfast island providing further worktop or dining space. Double doors lead to the dining room/second reception room fitted with a large window providing a rear aspect. The spacious living room features a fireplace with white granite surround, dual-aspect windows and patio doors leading onto the enclosed rear garden.

The bedrooms are generously sized and are finished to a high standard with neutral tones. The primary bedroom includes access to the main bathroom via a secondary door and enjoys views of the paddock via a front aspect window. There are two additional bathrooms; one with an elegant roll top bath and the other with a large walk-in shower.

OUTSIDE:

The property is accessed via a gated entrance and gravelled driveway offering extensive parking for several vehicles. There is an extensive area of lawned garden with central water feature. To one side is a substantial detached double garage with power and light. A second dwelling (located at the rear) includes a wet room and could be used for ancillary accommodation, subject to any relevant permissions. It is currently used as a home office. The yard accessed via the side of the property can be used as a work space or further parking. To the side is an enclosed c.0.5 acre paddock with stables that can be accessed via the rear of the property.

LOCATION:

The property is located on the edge of the sought-after village of Westonzoyland, famous for The Battle of Sedgemoor. The village offers a local shop, butchers', pub, church, village hall and primary/pre-school. The close by town of Bridgwater offers a main line train station, access to the M5 at junction's 23 and 24, and a wide range of amenities to be expected of a large town including High Street shopping, retail parks, restaurants, theatre and schools. Bristol Airport is within a 45 minute drive and renowned Millfield School and Clarks Village are found just 9 miles away in Street.

SERVICES:

Mains electric and water are connected, and oil-fired central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four providers, whilst Superfast broadband is available in the area.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





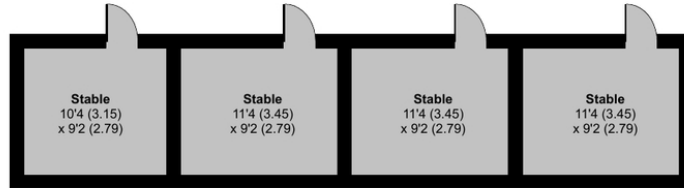
Springway Lane, Westonzoyland, Bridgwater, TA7

Approximate Area = 2163 sq ft / 200.9 sq m (includes garage)

Outbuilding = 608 sq ft / 56.4 sq m

Total = 2771 sq ft / 257.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 824677

STREET OFFICE

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