



**SYKES-MOORE**  
estate agents

**Load Lane, Westonzoyland**  
**£420,000**



- Detached, family home!
- Ample living & entertaining space!
- Four generously sized bedrooms!
- In need of some updating!
- Character features!
- Solar panels!
- Well proportioned plot!
- Large garage and driveway!
- Oil central heating!
- Double glazing!

#### Porch

1.92m x 1.32m

#### Hall

#### Living Room

4.32m (max) x 7.51m

#### Snug

4.28m x 4.18m

#### Kitchen / Diner

6.75m x 3.09m

#### Dining Room

6.06m x 2.37m

#### Stairs & Landing

3.42m x 5.15m (max)

#### Bedroom 1

3.19m (min) x 4.40m

#### En-Suite

2.28m x 1.25m

#### Bedroom 2

4.40m (max) x 4.42m

#### Bedroom 3

3.50m x 3.22m

#### Bedroom 4

2.96m x 2.44m

#### Family Bathroom

3.41m x 1.90m

#### Garage

4.78m x 7.25m





Presenting this character, four bedroom detached home, in need of some final touches & updating!

Briefly the property comprises a porch and hall. A double sized living room with fireplace. A "snug" with inglenook fireplace with wood-burner. A spacious kitchen/diner with ample worktop & unit space and under-stairs storage. A dining room with French doors onto the rear garden and skylights giving a light and airy feel. A utility room with space for appliances and door to rear garden. And a WC with toilet and basin.

Stairs lead up to a spacious landing with cupboard. The main bedroom is a good sized double with en-suite which hosts a shower tray, toilet and basin. The second bedroom is a generously sized double bedroom. The third bedroom is also double in size, overlooking the rear. The well proportioned fourth bedroom overlooks the front. The four piece family bathroom is made up of walk in shower, freestanding bath, basin with vanity storage & toilet.



The front of the property hosts a low maintenance gravel and a driveway for multiple cars which leads to the garage which has power, light and double doors to the rear garden, The rear garden is a good size with lawns, patios, borders and is fully enclosed.

The property benefits from an oil central heating system, solar panels and double glazing throughout.

Load Lane is set in the traditional Somerset village of Westonzoyland which hosts shops, pub, primary school and rural walks.. The property is a short drive away from Bridgwater town centre, Taunton and the M5 which links to Bristol, Exeter and beyond.

Tenure: Freehold  
EPC: TBC  
Council tax band: D



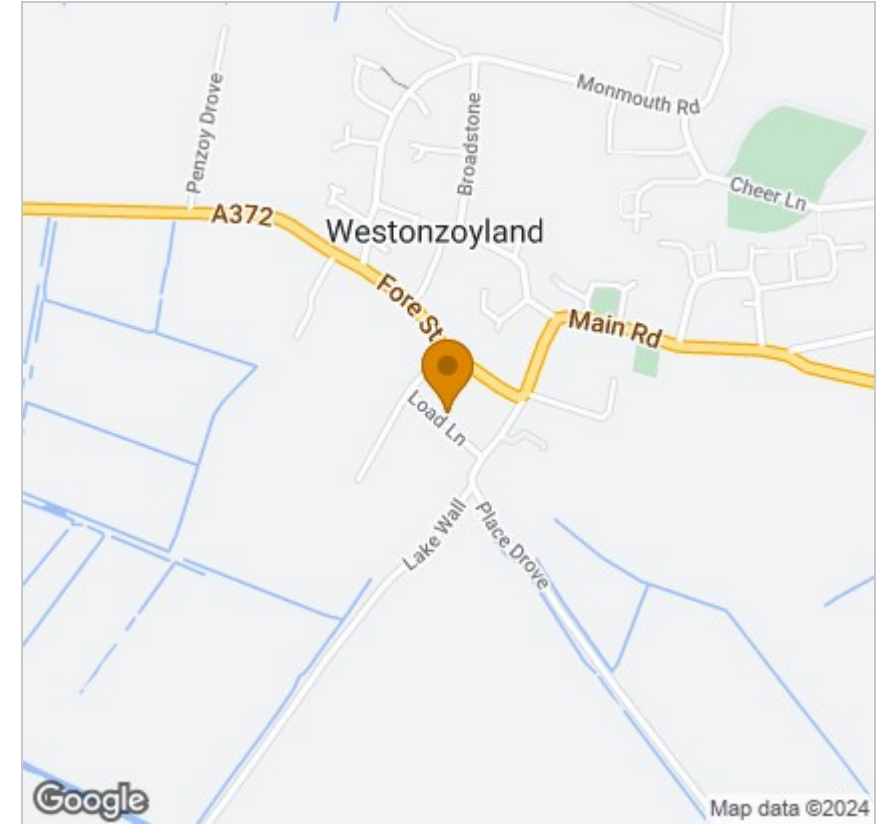
## Floor Plan



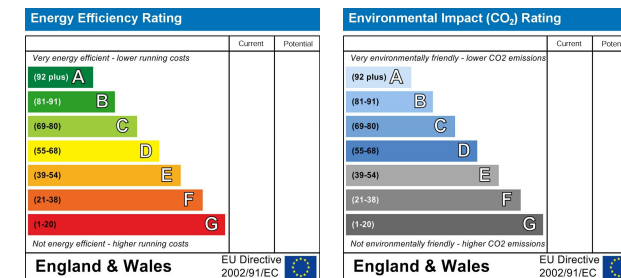
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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