



Middlezoy – £335,000 Freehold

Linda Saunders | Estate Agents





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Stonecroft  
Main Road  
Middlezoy  
TA7 0NJ

It is with great pleasure that Linda Saunders Estate Agents brings to market this three/four bedroom extended dormer bungalow situated within this popular residential area and conveniently located for all local amenities. The property has been extensively updated and briefly comprises; entrance hallway with dining area off, lounge, second reception room/fourth bedroom, modern refitted kitchen, and guest cloakroom to the ground floor and three bedrooms and family bathroom to the first floor.

The property further benefits from PVCu double glazing where specified and gas central heating. There are good sized gardens to the front and rear which is fully enclosed a driveway for two vehicles and a garage. The property is deceptively spacious and will make a wonderful family home. An early inspection is highly recommended as properties in this location attract much interest.

**ACCOMMODATION** (All sizes are approximate)

PVCu double glazed door with decorative insert into: -

**Entrance Hallway:** Doors to all rooms, radiator and carpet as fitted.

**Lounge:** 16'0" x 12'0". Dual aspect PVCu double glazed windows to front and side aspects, coved ceiling, feature fireplace, radiator and carpet as fitted.

**Kitchen:** 13'04" x 12'11" maximum measurement. PVCu side aspect double glazed window and door, fitted with a range of modern wall, drawer and base units with complimentary work surfaces and sink and drainer unit inset, range style oven and hob, space for fridge/freezer and washing machine and tile effect vinyl flooring. Archway opening into: -

**Office/Dining Area:** 10'04" x 09'0". A flexible space with PVCu double glazed window and door to rear aspect, stairs to first floor, some built in units and radiator.

**Family Bathroom:** Obscure double glazed window to rear aspect, fitted with a white three piece suite comprising panel bath with electric shower over, wash hand basin and close coupled wc, fully tiled walls, and radiator.

**Bedroom 2:** 10'10" x 12'09". PVCu double glazed window to front aspect, built in bedroom furniture, radiator and carpet as fitted.

**Dining Room/Bedroom 4:** 12'09" x 09'07". Rear aspect double glazed sliding patio doors, coved ceiling, radiator, and carpet as fitted.

## FIRST FLOOR

**Master Bedroom:** 14'06" x 12'0". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**En Suite Shower Room:** Obscure double glazed window to side aspect, fitted with a white three piece suite comprising panel bath with electric shower over, wash hand basin and close coupled wc, useful eaves storage, fully tiled walls, ladder style radiator, and oak effect vinyl flooring.

**Bedroom 3:** 09'0" x 08'10". PVCu double glazed window to rear aspect, built in bedroom furniture, radiator and carpet as fitted.

## OUTSIDE

The front of the property is mainly laid to lawn with flower borders, driveway for two vehicles and a garage with up and over door. The rear garden is on two levels with several distinct zones. It is fully enclosed and relatively private. There is a seating area, two lawn areas, a vegetable patch, and a green house. There is also a door providing access to the garage.

**EPC rating = F**

Local Authority Sedgemoor

Local authority reference number **3306506200**

Council Tax band **D**

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 64 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 35 F    |           |
| 1-20  | G             |         |           |



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### OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: [www.lindaunders-estateagents.co.uk](http://www.lindaunders-estateagents.co.uk) E-mail: [hotproperty@lindaunderssestateagents.co.uk](mailto:hotproperty@lindaunderssestateagents.co.uk)

### FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

### VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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