



**33A Liney Road**

Westonzoyland, Bridgwater, Somerset, TA7 0EU

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# 33a Liny Road

Westonzoyland, Bridgwater, Somerset, TA7 0EU

An attractive detached 4 bedroomed family house with a large garden and spacious driveway continuing to a detached double garage with further land and paddock approaching 2 acres in all.

## THE PROPERTY

33a Liny Road is a superb modern detached family home. Situated along a quiet and peaceful road set well within the popular village of Westonzoyland.

The property has been constructed and built to a high standard and comprises:

Outer reception porch constructed of oak with a solid oak door opening into the main entrance and reception hall. A natural oak staircase is an attractive feature with space for cloaks and boot storage seen under. WC to the side.

The main sitting room benefits from a triple aspect allowing an abundance of natural light in. French doors to the far side open out to the sun terrace. Central to the room is a fireplace housing a multi fuel wood burning stove.

An internal door links to the dining room (currently used as a snug) with French doors opening out to the sun terrace.

The kitchen/diner is spacious and light to include a range of wall and base units. Granite worksurfaces extend across to a large preparation space with breakfast bar running along the far side. A ceramic sink looks out to the side with an integrated dishwasher under and a Rangemaster oven with stainless steel extractor to the far side. Travertine tile flooring extend across onto the dining area with access out to the hall.

The utility room is fitted with a further range of wall and base units finished with granite work surfaces and a stainless-steel sink and drainer. There is space for a washing machine and dryer under. Worcester oil fired boiler providing heating and hot water is seen in the corner. Solid oak stable door opening out to the rear garden area and terrace.





Property description cont.

On the first floor an attractive galleried landing gives a sense of space allowing natural light in. The airing cupboard is to one side.

The principal bedroom is spacious and light with views out to the front garden area. The en suite shower room includes a corner walk in shower.

There are three further bedrooms (bedroom 4 currently used as a home office)

The family bathroom is fully tiled with a corner walk in shower, a vanity with inset basin and a stainless-steel heated towel rail.

#### GARDENS AND GROUNDS

The property is approached along a quiet lane and is entered through a double five bar gated entrance on to a large, gravelled driveway.

The front garden area is bordered with an attractive natural stone wall and is laid mainly to lawn to the side, with a brick paved pathway leading up to the outer porch and main entrance.

Established borders containing mature ornamental trees offer dappled shade and provide protection.

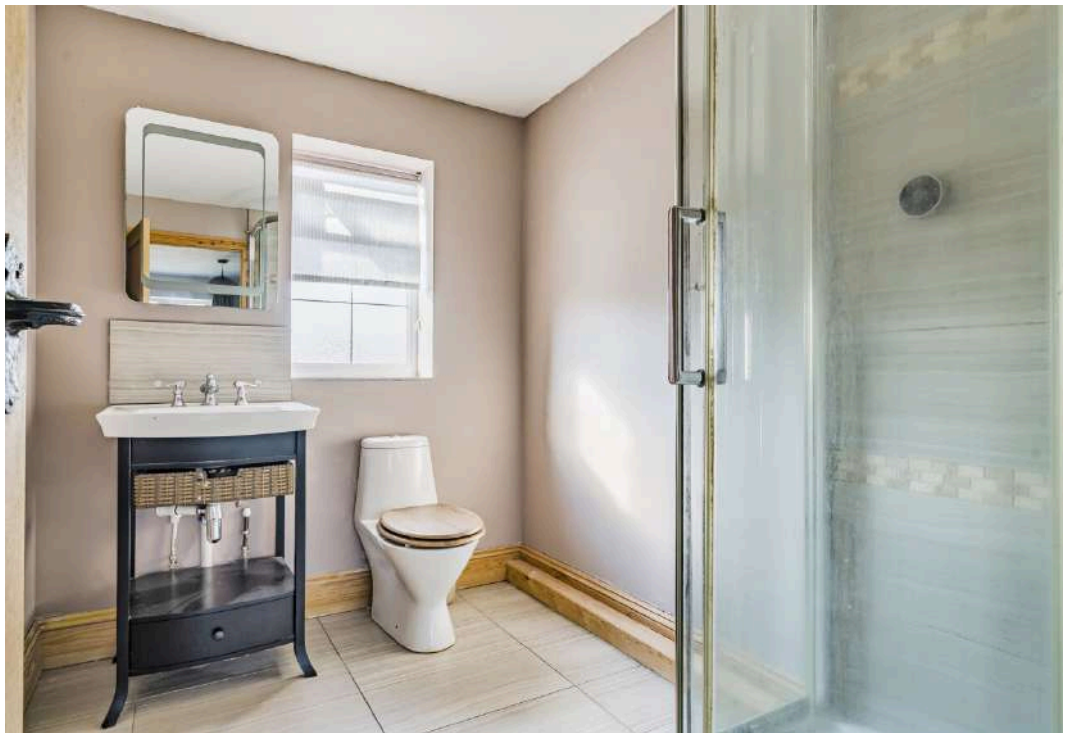
The gravelled drive continues along the side of the house through a further double five bar gate, passing the rear garden to the left side and leading along to a substantial detached double garage ahead with electric roller door and includes power and lighting. There is also ample roof storage.

The side opens out to a large paddock area, which is planted with a variety of fruit trees. There are also two garden and machinery sheds used for storage.

To the far side there is a further field, which has been recently planted with a variety of native trees creating a small wooded area. The boundary edge is post and railed.

The overall area, including paddocks gardens and grounds is approximately 1.90 acres.









## SITUATION

33A Linay Road is situated on the outskirts of Westonzoyland, which is a popular and historic village with a good range of local amenities to include shop, primary school, butchers, church and inn. There are amenities available at Bridgwater. Taunton the county town provides a comprehensive range of recreational, scholastic and shopping faculties, as well as a main line railway station and an M5 motorway interchange.

## DIRECTIONS

From Taunton take the A361 towards Glastonbury and after passing through Othery, turn left onto the A372 signposted Bridgwater. Continue on this road and on reaching Westonzoyland, proceed into the village and take the next right into Linay Road. Continue along passing Cheer Lane on the left and 33a Linay Road can be seen further along on the left side.

## SERVICES

Mains water, electricity and oil CH. Septic tank.

## LOCAL AUTHORITY

Somerset Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

Rating C

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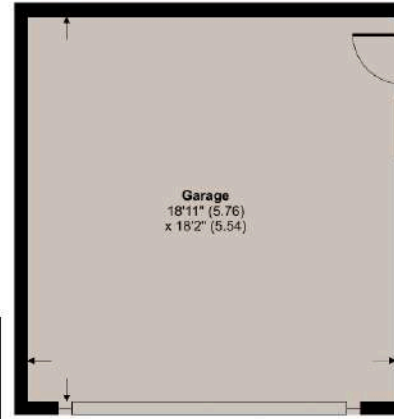
# Liney Road, Westonzoyland, Bridgwater, TA7

Approximate Area = 1613 sq ft / 149.8 sq m

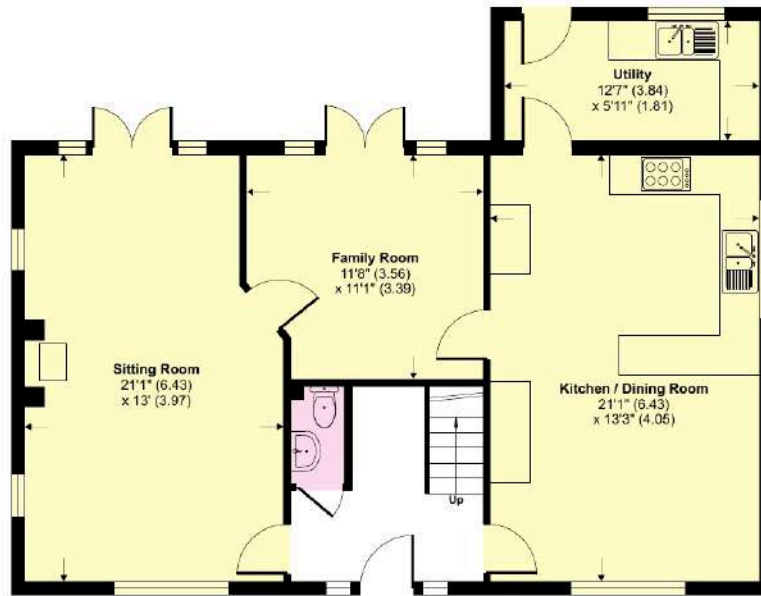
Garage = 345 sq ft / 32 sq m

Total = 1958 sq ft / 181.8 sq m

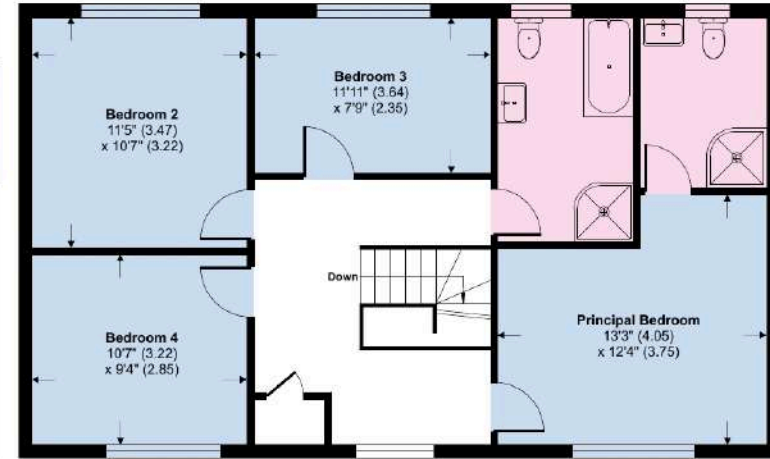
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Humberts. REF: 1234622

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