



GIBBINS RICHARDS 
Making home moves happen

Cherry Cott, Main Road, Middlezoy, Nr. Bridgwater TA7 0PB
£249,950

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A well presented and extended two bedroom terrace property situated in the popular village of Middlezoy. The property benefits from an air source heat pump, UPVC double glazing throughout, extended to the rear together with a useful loft room. The accommodation comprises in brief; entrance hall, sitting room, kitchen/diner, conservatory, two first floor bedrooms and shower room and a useful loft room to the second floor with eaves storage. Mature front and rear gardens. Single garage and off road parking.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: B

The property is located in this popular village which contains village hall, pub and general stores as well as a popular primary school and historic church. A wider range of facilities can be found in Bridgwater which is approximately seven miles distant and boasts M5 and intercity railway access. The attractive market town of Langport is approximately six and half miles distant.

- AIR SOURCE HEAT PUMP
- UPVC DOUBLE GLAZING THROUGHOUT
- OFF ROAD PARKING
- SINGLE GARAGE / OFF ROAD PARKING
- MATURE GARDENS
- VILLAGE LOCATION
- VIEWS
- TERRACE HOUSE





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Entrance Hall
Sitting Room

Kitchen/Diner

Conservatory

First Floor Landing

Bedroom 1

Bedroom 2

Shower Room

Second Floor
Loft Room

Outside

Single Garage

Stairs to first floor, door to;
14' 10" x 10' 10" (4.53m x 3.3m) Front aspect window. Log burner. Understairs storage cupboard.

13' 9" x 7' 7" (4.2m x 2.3m) Rear aspect window. Fitted floor and wall cupboard units, space and plumbing for washing machine. Door to;

13' 9" x 9' 2" (4.2m x 2.8m) Rear aspect window and sliding patio doors to rear garden.

Doors to two bedrooms and shower room.

13' 9" x 10' 10" (4.2m x 3.3m) Dual front aspect windows. Storage cupboard.

7' 7" x 7' 7" (2.3m x 2.3m) Rear aspect window. Built-in wardrobe.

6' 3" x 5' 3" (1.9m x 1.6m) Rear aspect window. White suite comprising low level WC, wash hand basin and shower enclosure.

14' 5" x 12' 6" (4.4m x 3.8m) Rear aspect window. Eaves storage.

Fully enclosed front garden with pathway to the front door and private and fully enclosed rear garden.

Situated close by with off road parking to the front.



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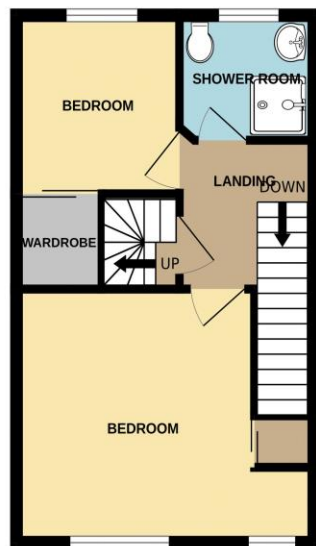


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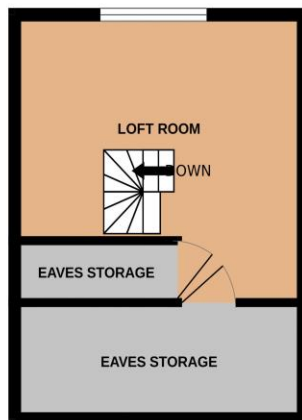
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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