



## Castle Street

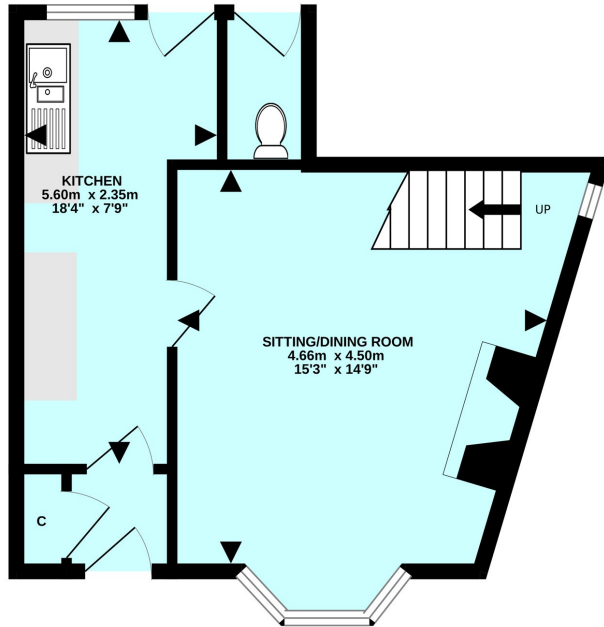
Nether Stowey, TA5 1LW  
£230,000 Freehold

			
2	1	1	EPC

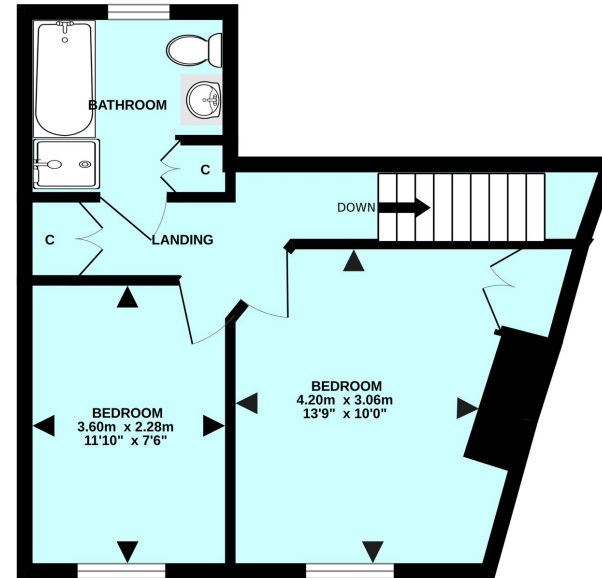
Wilkie May  
& Tuckwood

# Floor Plan

GROUND FLOOR  
33.4 sq.m. (359 sq.ft.) approx.



1ST FLOOR  
31.0 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (693 sq.ft.) approx.  
Made with Metropix ©2023

# Description

A 2 bedroom end of terrace character cottage located in the heart of the sought after village of Nether Stowey.

- NO ONWARD CHAIN
- Courtyard Garden
- Gas Fired Central Heating
- Popular Village Location
- Well Presented

The property comprises a two bedroom character cottage of traditional stone construction with rendered elevations under a tiled roof, situated in the village's conservation area. Benefiting from a newly fitted Worcester combi boiler, gas fired central heating, uPVC double glazing and courtyard garden, the property will be found in good condition throughout whilst retaining many character features. Offered for sale with NO ONWARD CHAIN.

**THE ACCOMMODATION COMPRISES IN BRIEF:** Front door into; Entrance Vestibule with storage cupboard, door into; Kitchen with an aspect to the rear, comprising a range of cream wall and base units under a rolled edge worksurface with a tiled splashback, 1 1/2 bowl sink and drainer incorporated into worksurface with hot and cold mixer tap over, space and plumbing for dishwasher, space for cooker, space for fridge/freezer, Worcester combi boiler and door to rear courtyard garden, door into; Living Room with an aspect to the front, Inglenook fireplace with quarry tiled hearth and stairs rising to the first floor.

To the first floor: Landing with hatch to loft space and storage cupboard; Bedroom 1 with an aspect to the front, built-in wardrobes and cast iron feature fireplace; Bedroom 2 with an aspect to the front; Bathroom comprising low-level WC, panelled bath with hot and cold mixer tap over, fully tiled corner shower cubicle with thermostatic mixer shower over, wash-basin incorporated into vanity unit with hot and cold mixer tap over, space and plumbing for washing machine in utility unit.

Nether Stowey is a thriving village, designated a rural centre at the foot of the Quantock Hills which is an Area of Outstanding Natural Beauty. It is also the starting point of the Coleridge Way which is 51 miles long and ends in Lynmouth. There is a collection of shops including a butcher, library, doctors surgery, information centre, hair dressers, three public houses, a primary school and the remains of a Norman castle. The village benefits from public transport links to the larger town of Bridgwater and is well situated for easy access to the M5 motorway, national rail links with Bristol Airport being easily commutable.



**OUTSIDE:** To the rear of the property there is a walled courtyard which enjoys a south facing aspect with planted borders with the remainder laid to flag stone paving. Storage shed with light and power, outside WC comprising WC and outside tap.



#### **GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** B

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

\*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



**Tel: 01984 634793**  
35 Swain Street, Watchet, Somerset, TA23 0AE

