



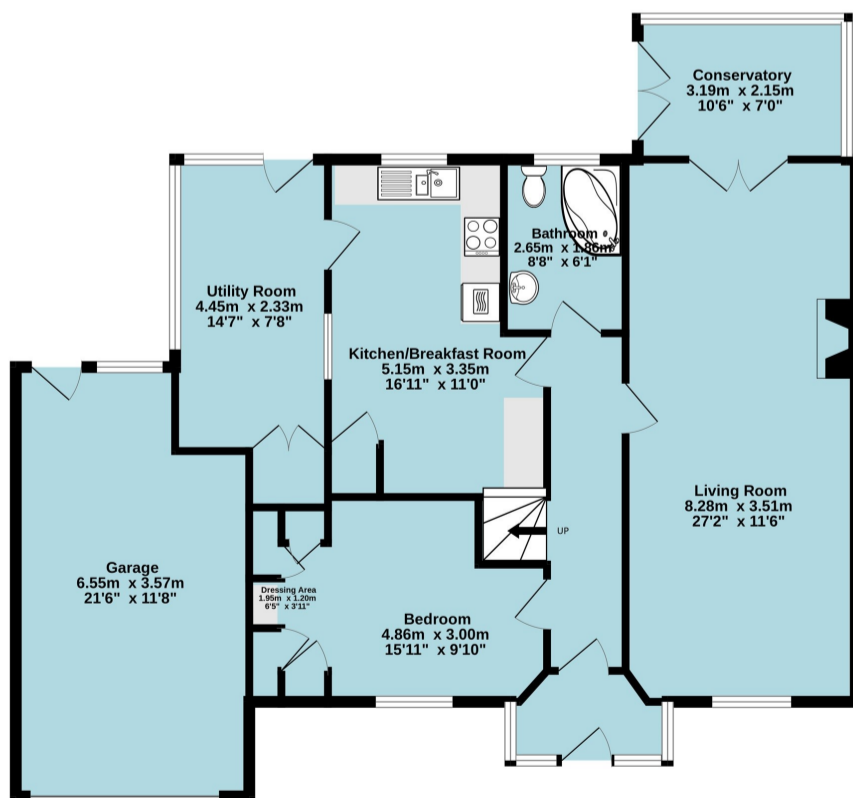
Firtree Close
 Nether Stowey, TA5
 £380,000 Freehold

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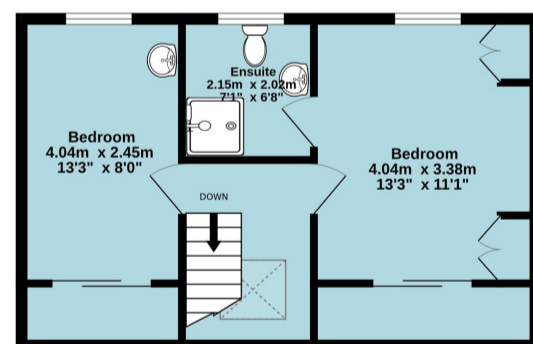
Wilkie May & Tuckwood

Floor Plan

Ground Floor
 112.0 sq.m. (1205 sq.ft.) approx.



1st Floor
 39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 151.1 sq.m. (1626 sq.ft.) approx.

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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Description

A detached non-estate three bedroom chalet bungalow with a large and mature garden at the rear along with open rural views. The property is double glazed and enjoys gas fired central heating together with an en-suite shower room to the principal bedroom. In addition is a sunny conservatory at the rear as well as a larger than average garage.

- Three bedroom detached bungalow
- Sought after village location
- Beautifully landscaped gardens
- Over 27' living room
- Kitchen/breakfast room
- Utility room
- Conservatory overlooks rear garden
- Downstairs' bedroom and bathroom
- Two bedrooms upstairs
- En-suite to upstairs' bedroom
- Gas fired central heating
- Garage
- Off-road parking

THE PROPERTY:

A detached non-estate three bedroom chalet bungalow with a large and mature garden at the rear along with open rural views. The property is double glazed and enjoys gas fired central heating together with an en-suite shower room to the principal bedroom. In addition is a sunny conservatory at the rear as well as a larger than average garage.

The accommodation comprises an entrance porch which opens into a hallway where stairs rise to the first floor. To the right is an open plan living room with an inset gas fire and a conservatory which has French doors which open onto and overlook the beautiful rear garden. There is a well fitted kitchen/breakfast room with base and wall cupboards, again a room that enjoys a rear aspect over the garden. Off the kitchen is a utility area. Finally on the ground floor is a well proportioned bedroom with a dressing area as well as a bathroom – with bath, WC and basin.

On the first floor are a further two bedrooms – both of which enjoy far reaching views initially over the garden and then beyond to the Somerset countryside. The principal bedroom is served by a en-suite shower room with a cubicle, WC and basin.

Outside – At the front is an array of off-road car parking which in turn provides access to a garage with a personal door to the rear. The back garden is a real feature and benefits from mature trees, extensively stocked flower beds and delightful lawns. It is relatively quiet and private.

LOCATION: The village of Nether Stowey lies at the foot of the Quantock Hills which is an Area of Outstanding Natural Beauty. Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, pubs, vet, library, GP practice and St Mary's Church with the church hall and village hall centrally located within the village. There is a thriving primary school. Bridgwater is approximately 9 miles and Taunton 10 miles. The area offers opportunity for many rural activities including, golf at Cannington 18-hole Golf Course and Enmore Park 18-hole Golf Club, fly fishing at Hawkridge Reservoir and sailing at Durleigh Reservoir, also many beautiful walks on the Quantock Hills.



WM&T

GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, septic tank drainage, gas central heating.

Local Authority: Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR
Council Tax Band: D



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 in September 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.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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