



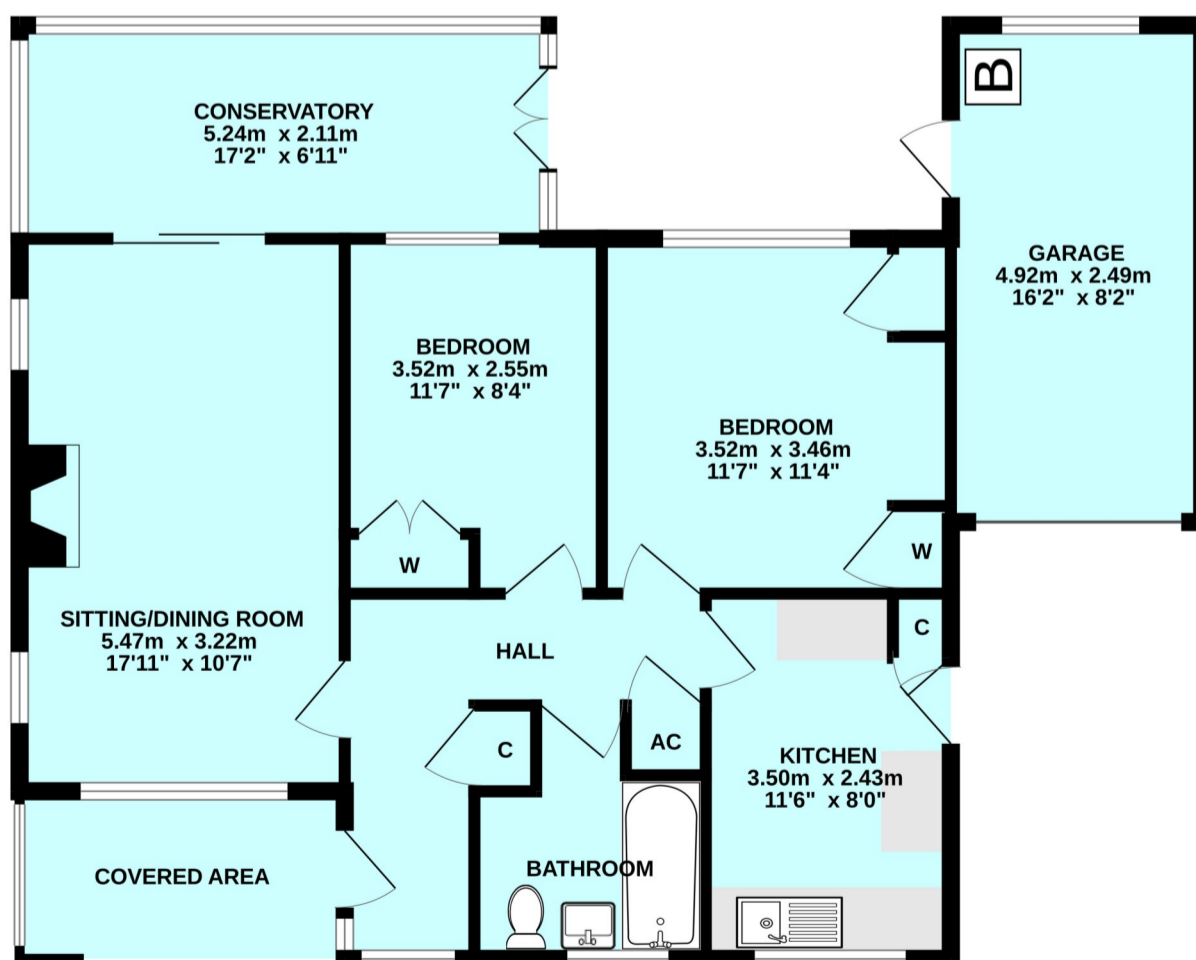
**Mount Road**  
 Nether Stowey, TA5  
 £280,000 Freehold

			<b>E</b>
<b>2</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR  
 83.2 sq.m. (896 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) approx.  
 Made with Metropix ©2023



# Description

A two bedroom detached bungalow with beautiful gardens to the front, side and rear located in the attractive and highly sought after village of Nether Stowey.

The bungalow offers double glazing and oil fired central heating together with a driveway and a garage. The property does require some modernisation and is offered with no onward chain.

- Highly sought after village location
- Two bedroom detached bungalow
- Triple aspect living room
- Conservatory overlooks rear garden
- Two double bedrooms
- Attractive front, side and back gardens
- Garage
- Off-road parking
- No onward chain

## THE PROPERTY:

A two bedroom detached bungalow with beautiful gardens to the front, side and rear located in the attractive and highly sought after village of Nether Stowey.

The bungalow offers double glazing and oil fired central heating together with a driveway and a garage. The property does require some modernisation and is offered with no onward chain.

The accommodation comprises an entrance hall where there is access to the roof space and a cupboard off. The living room has an open fireplace and is triple aspect with windows to the front and side and patio doors which open into the conservatory. The conservatory has double glazed windows which enjoys a very pleasant outlook over the garden. The kitchen is of a reasonable size and requires updating. There are two double bedrooms with one having built-in cupboards. The bedrooms are complemented by a bathroom which has a white suite and consists of a bath, mains' shower over, WC and a basin.

Outside – As previously stated there are very pleasant gardens with a lawn, shrubs and flower

beds. The rear and side gardens are relatively private. To the right hand side of the dwelling is a driveway and a garage.

**LOCATION:** Situated in the Quantock village of Nether Stowey which lies at the foot of the Quantock Hills, an Area of Outstanding Natural Beauty and offers excellent services and amenities. 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 Hawkrigge Reservoir and sailing at Durleigh Reservoir together with many beautiful walks on the Quantock Hills. Nether Stowey is a friendly Quantock village and has three general stores, post office, butcher, farm shop, three pubs, a restaurant, vet, library, GP practice and St Mary's Church with the church hall and village hall centrally located within the village. There are over 30 clubs and societies, thriving primary school and many more shops and schools nearby. Bridgwater is 9 miles and Taunton 10 miles. Both offer main line railway services together with a full range of educational, retail and leisure facilities.



WM&T

## GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, mains drainage, oil central heating.

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



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 May 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.

**Tel: 01278 425195**

34 St Mary Street, Bridgwater, TA6 3LY