

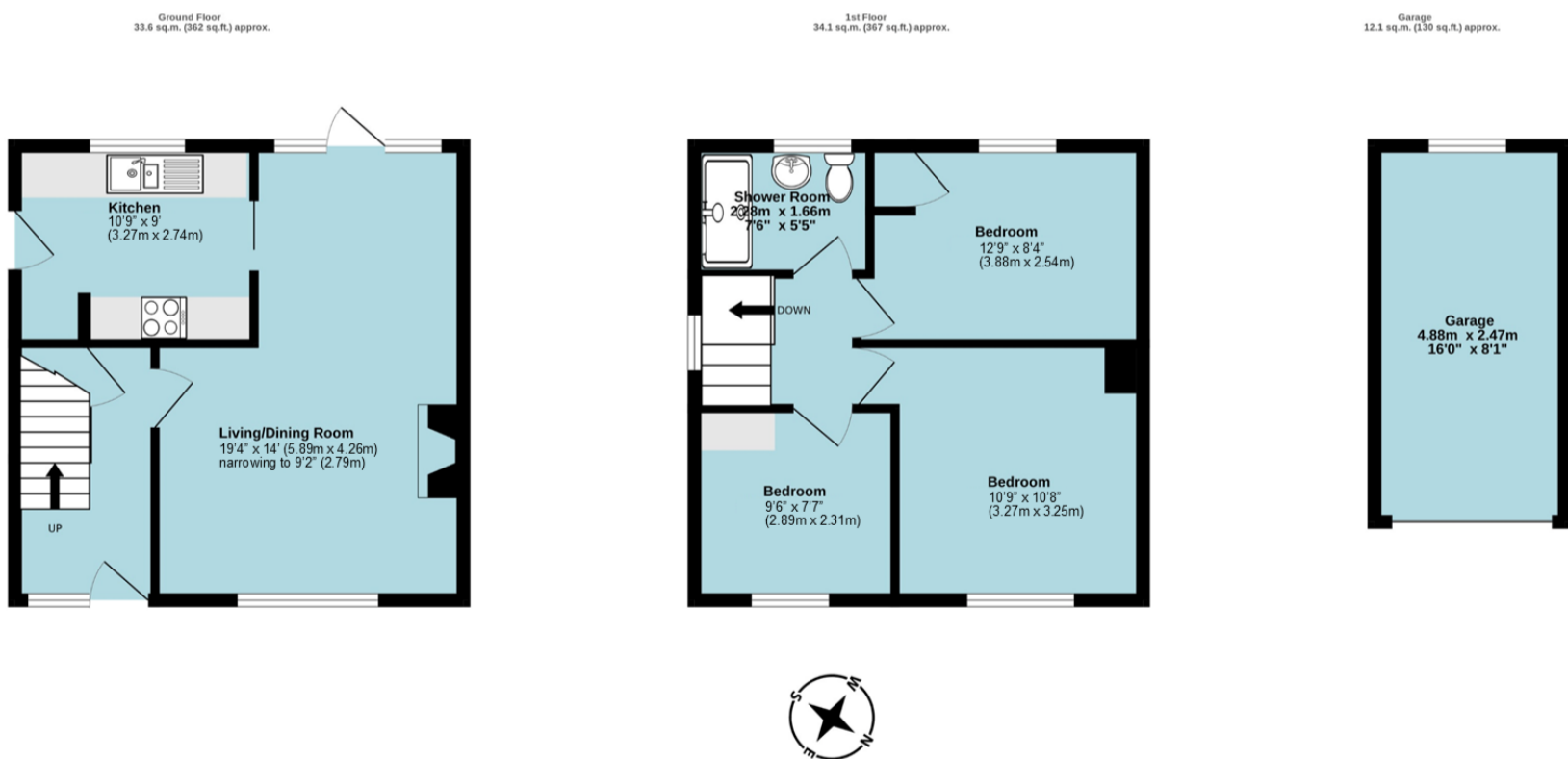


St Michael's Close
 Nether Stowey, Bridgwater, TA5
 £275,000 Freehold

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EPC

Wilkie May & Tuckwood

Floor Plan



TOTAL FLOOR AREA : 79.7 sq.m. (858 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

This well presented three bedroom home with views over the rooftops of the village, is served by gas fired central heating, double glazing and enjoys off-road parking along with a garage.

- Well presented three bedroom home
- Over 19' living room/dining room
- Kitchen
- Three well-proportioned bedrooms
- New bathroom suite
- Gas fired central heating
- Double glazing
- Front and rear gardens
- Garage
- Off-road parking

THE PROPERTY:

The property is a well presented three bedroom semi-detached family home in an elevated position with far reaching views. The accommodation comprises a door to the entrance hall with stairs to the first floor landing. There is a lounge/dining room with a front aspect window. Double glazed doors overlook the rear garden which enjoys far reaching views. The separate kitchen has a range of high and low level units, recesses for domestic appliances and side double glazed door.

To the first floor are three well-proportioned bedrooms complemented by a new bathroom suite with a double shower cubicle, WC, vanity sink, heated towel rail with a double glazed obscure window.

Outside – To the front the garden is laid to lawn with a side driveway leading to the garage. To the rear the garden has a paved area with a raised garden fully enclosed by fencing and is particularly 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, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

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 December 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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