

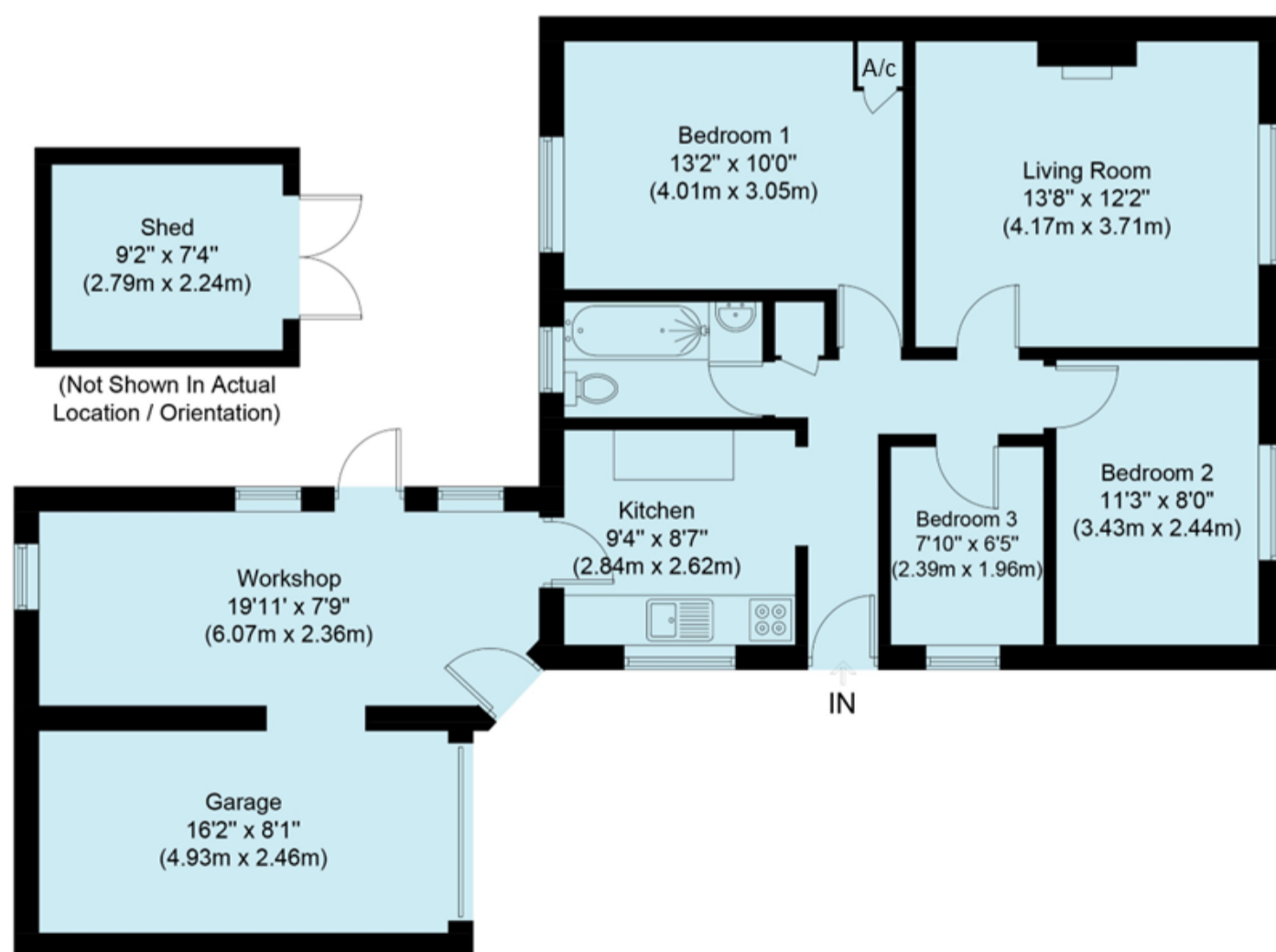


Meadow Close
 Nether Stowey, TA5
 £230,000 Freehold

			D
3	1	1	EPC

Wilkie May & Tuckwood

Floor Plan



Ground Floor

For illustrative purposes only. Not to scale. ID1026529
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

A three bedroom semi-detached bungalow with long driveway and garage along with level gardens, gas fired central heating and double glazing.

The property is in need of minor improvement and is located just a short distance from the centre of this highly sought after picturesque village on the edge of the Quantock Hills.

- Highly sought after village location
- Semi-detached bungalow
- Kitchen
- Living room
- Three bedrooms
- Bathroom
- Garage and off-road parking
- Workshop and shed
- Front and rear gardens

THE PROPERTY:

A three bedroom semi-detached bungalow with long driveway and garage along with level gardens, gas fired central heating and double glazing.

The property is in need of minor improvements and is located just a short distance from the centre of this highly sought after picturesque village on the edge of the Quantock Hills.

The accommodation comprises an entrance hall where there is access to the roof space and a useful cupboard. The living room is well proportioned - and enjoys a pleasant view over the front garden - and has a centrally located coal effect gas fire. The kitchen includes base and wall cupboards, worktops and recesses for appliances. There are three bedrooms - two of which are doubles - and these are complemented by a bathroom with white suite.

Outside - There are gardens at the front and at the rear - the rear currently includes a workshop which adjoins the garage and shed.

LOCATION: The property is in the village of Nether Stowey, which lies at the foot of the Quantock Hills in an Area of Outstanding Natural Beauty. 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 itself. Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, farm shop, pubs, a restaurant, vet, library, GP practice and St Mary's Church with the church hall and village hall centrally located within the village and a thriving primary school. Bridgwater is 9 miles away and Taunton 10 miles, both offering higher educational facilities, leisure and retail amenities. Main line links are available via Bridgwater and Taunton railway stations. Access to the M5 motorway can be gained via junction 23 at Taunton or 24 and 25 at Bridgwater.



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 November 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