



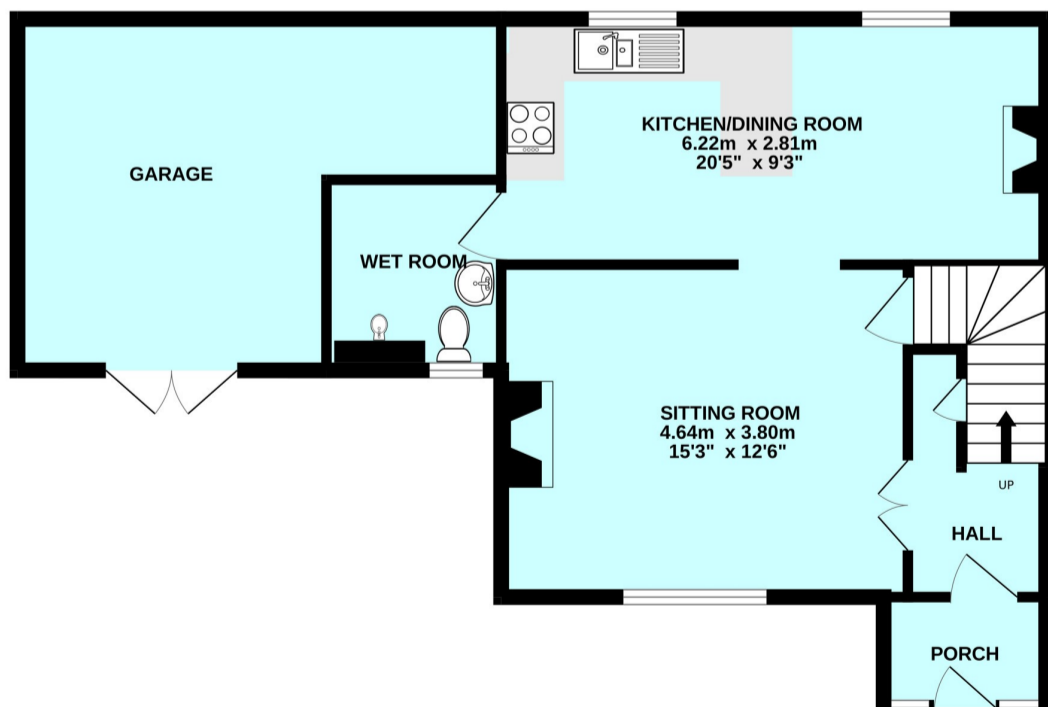
Stear
 Bridgwater, TA5
 £440,000 Freehold

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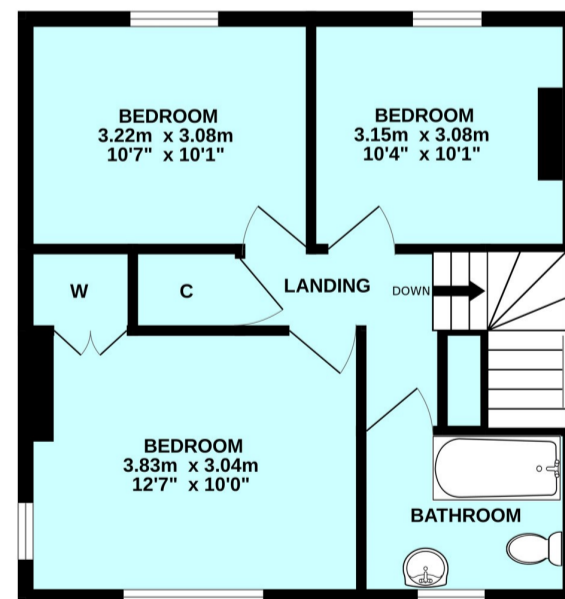
Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR
 64.3 sq.m. (693 sq.ft.) approx.



1ST FLOOR
 40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA : 104.8 sq.m. (1128 sq.ft.) approx.
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Description

This attractive three double bedroom link detached property is set within grounds approaching a third of an acre. The dwelling is offered to the market with no chain and is extremely well presented throughout.

Planning approval has been gained for a new garage so the existing garage/workshop could be converted into additional accommodation subject to planning approval.

- Attached house in countryside setting
- Grounds approaching 1/3 of an acre
- Well presented throughout
- Fully modernised
- New central heating system and boiler
- Over 15' living room with front aspect
- Newly installed wood burner
- Over 20' kitchen/dining/family room
- Ground floor wet room
- Three double bedrooms
- Newly upgraded bathroom
- Garage/workshop

THE PROPERTY:

The property is presented in excellent condition throughout and has been fully modernised and recently upgraded with a new central heating system with combi-oil fired boiler. The house is set in grounds approaching a third of an acre siding onto fields. The house also benefits from double glazing throughout.

The accommodation comprises double glazed door to the entrance porch, leading through to the entrance hall with stairs to first floor landing, double glass doors open to the living room with front aspect and understairs' storage cupboard. There is a newly installed wood burner set within a fireplace surround and to the rear of the property is a kitchen/dining/family room fitted with a new range of high and low level kitchen units with storage cupboards, built-in oven with hob and extractor hood, two double glazed rear aspect windows and a door to a shower room which has been fitted with a wet room with an electric shower, WC and wash hand basin.

Stairs to first floor landing - There is an airing cupboard with heater, three double bedrooms with mirrored wardrobes to bedroom one and a separate family bathroom fitted with a white suite which has been newly upgraded with tiled

surround, WC, wash hand basin and double obscure glazed window together with a heated towel rail.

Outside - The property is approached from the front where there is access to a parking area leading to the garage/workshop. The property is set within approximately a third of an acre, with the majority of it laid to lawn, enclosed by hedging and walling, with a former brick pigsty.

LOCATION: Steart is a small village 9 miles from Bridgwater and very close to the north Somerset coastline. Steart is in the centre of the bird sanctuary and the Steart Marshes nature reserve, which are hundreds of acres of countryside and form one of the largest wetland reserves in the UK. The West Somerset Coast Path and River Parrett Trail both start at Steart.

The nearby village of Combech, described in the Domesday Book at 'The settlement by the water' enjoys many amenities including general store/post office, Inn, parish church, primary school and social clubs the charming village has a distinct nautical feel with small craft bobbing in the pill at high tide. The villages of Stogursey, Nether Stowey and Cannington also have a range of amenities and the town of Bridgwater offers a wider range of facilities, has excellent transport links with the M5 motorway and Bridgwater Railway Station.



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GENERAL REMARKS AND STIPULATION

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

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

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

Council Tax Band: E



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 March 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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