



Lime Street
 Nether Stowey, Bridgwater, TA6
 £200,000 Freehold

3 1 1 E EPC

Wilkie May & Tuckwood

Floor Plan



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 delightful two/three bedroom cottage located in the highly sought after Quantock village of Nether Stowey, an Area of Outstanding Natural Beauty. The property has been significantly extended at the rear and offers an attractive blend of character features and modern conveniences including gas fired centrally heating and double glazing. There is an attractive cottage style garden situated a short distance from the property.

- Highly sought after village
- Two/three bedroom cottage
- Living room/bedroom three
- Dining room
- Kitchen/breakfast room
- Utility room
- Three bedrooms
- Upstairs' bathroom
- Cottage style garden
- No onward chain

THE PROPERTY:

The cottage has two/three delightful double bedrooms and is situated in the popular Quantock village of Nether Stowey, an Area of Outstanding Natural Beauty. It has been extended at the rear and is centrally located within the village which offers an excellent range of shops and other services.

The property comprises entrance porch, entrance hallway with quarry tiled flooring, stairs to the first floor landing and understairs' recess. The front living room/bedroom three offers a bay window and an attractive fireplace. There is a separate dining room with coal effect gas log burner set within an attractive brick fireplace surround. The dining room opens to the kitchen/breakfast room which has a farmhouse feel along with space for a dining room table and chairs. It has been beautifully upgraded with a range of cream fronted kitchen units and a Belling gas oven which again is cream fronted with five-rings and three integrated ovens. There is an integrated dishwasher, ceramic tiled flooring and walk-in pantry together with vaulted ceilings adding to the feeling of space. Off is a utility room with a ceramic tiled floor.

Stairs to the first floor landing leads to two double bedrooms, one enjoying views over the Quantock

Hills the other with an attractive Victorian fireplace. There is a family bathroom fitted in a white suite with an electric shower.

Outside – To the rear of the property is a pedestrian right of way. A short walk from the property is an enclosed garden which is laid to artificial lawn and enclosed by fencing.

LOCATION: The property is positioned within a level walking distance of the Quantock 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, pubs, a restaurant, vet, library, GP practice, St Mary's Church and a primary school. The playing field within the village is thriving and used by a number of organised groups and dog walkers. Plans for a new community centre on the field are well advanced. 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 25 at Taunton or 23 and 24 at Bridgwater.



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GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

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

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

Council Tax Band: C

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data are likely to be available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 April 2024.

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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