

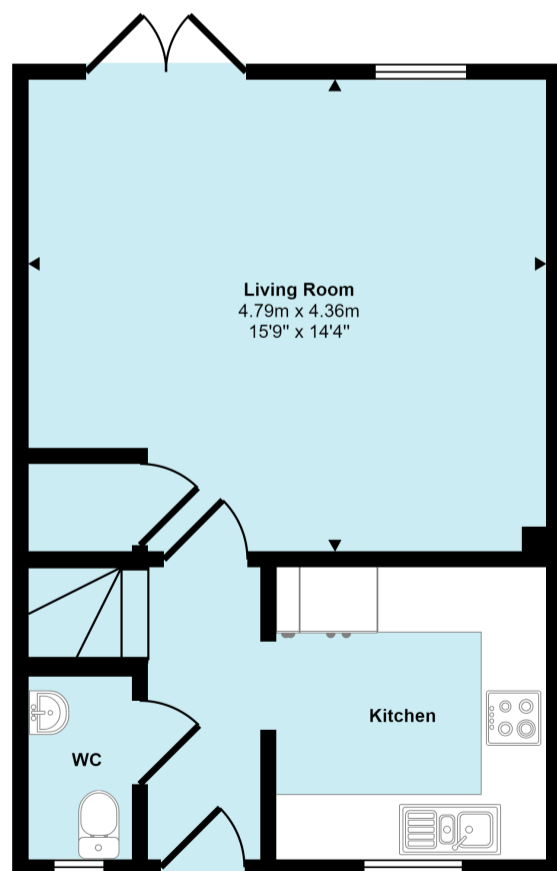


Lonlay Mews
 Stogursey, Bridgwater, TA6
 £230,000 Freehold

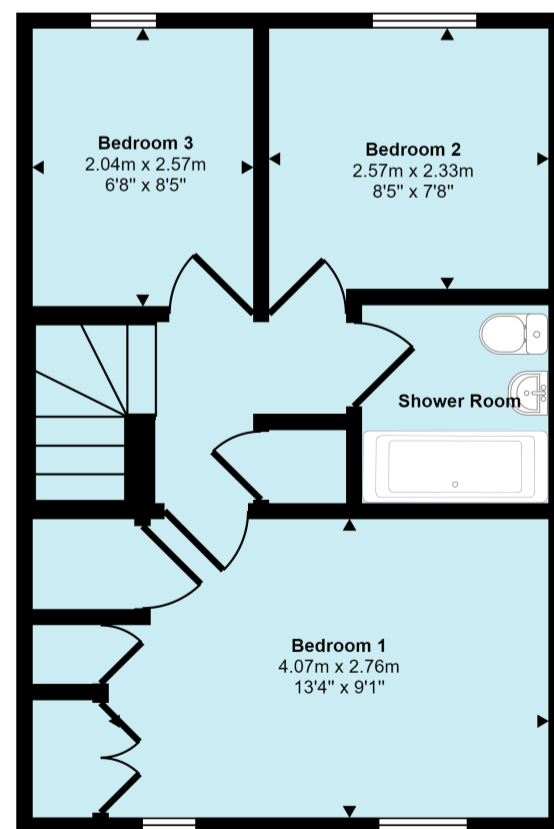
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Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A beautifully presented and fully refurbished three bedroom village home with a driveway and garage along with a separate allocated car parking space. The property has only recently undergone an upgrading process throughout which includes a brand new fitted kitchen and bathroom, newly installed windows and external doors together with new oak style internal doors, redecoration and floor coverings where required. The house further benefits from LPG gas fired central heating.

- Beautifully presented village home
- Newly fitted kitchen
- Living room with French doors
- Cloakroom downstairs
- Three bedrooms
- Newly installed bathroom
- Newly installed windows and doors
- South facing rear garden
- Superb summerhouse
- Garage and driveway
- Further car parking

THE PROPERTY:

The accommodation comprises an entrance hall with stairs that rise to the first floor. Off is a cloakroom with a newly fitted WC and basin. On the opposite side of the hallway is a newly fitted kitchen with a range of matching base and wall cupboards and built-in oven, hob and hood. At the rear of the residence is a bright and airy living room with French doors which overlook and open onto the rear garden. Additionally, is a window alongside.

On the first floor is a landing with access to the roof space and a cupboard housing the LPG gas fired boiler. There are three generous bedrooms complemented by a shower room which includes a large walk-in cubicle, WC and basin.

Outside – At the front is a small garden area and at the rear a south facing area which is predominantly patio and gravel. Steps rise to another extremely secluded garden area which comprises lawn, flower and shrub beds and a small vegetable plot, along with a superb summerhouse to one side of the garden. Beyond is a driveway which leads to the garage and as previously stated is a further car parking area adjacent to the property at the front.

LOCATION: The property is close to the Quantock Hills an Area of Outstanding Natural Beauty. Stogursey enjoys a parish church, primary school, village shop, castle and a public house. Nearby Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, 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.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty. Please note that the garage is leasehold.

Construction: Traditional construction.

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

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

Council Tax Band: B

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 178Mbps download and 24Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice likely and data limited with 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 September 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY