



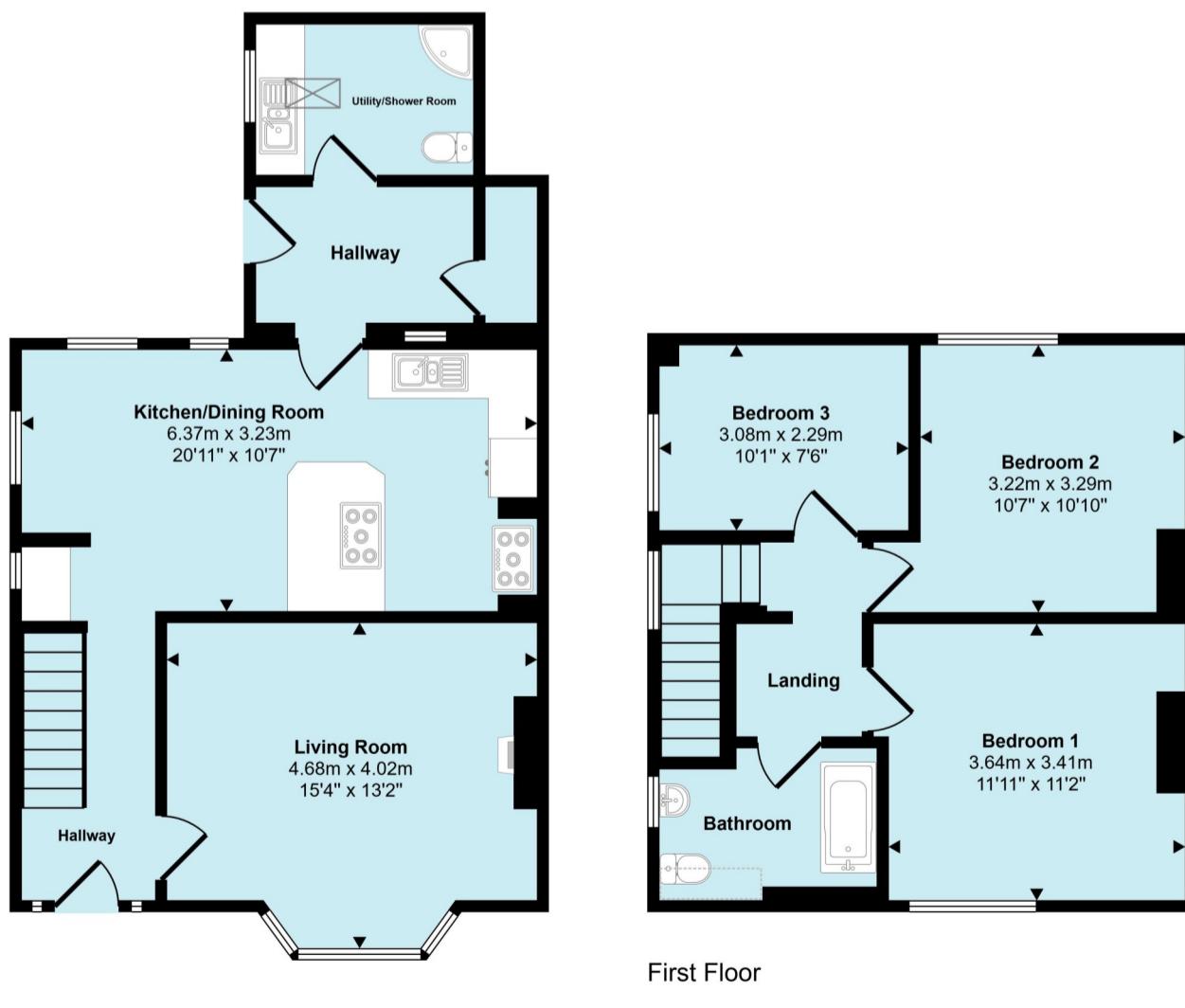
Castle Hill

Over Stowey, Bridgwater, TA5
£360,000 Freehold



Wilkie May
& Tuckwood

Floor Plan



Denotes head height below 1.5m

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

This is a beautiful semi-detached property situated on the brow of Castle Hill in Over Stowey benefitting from off-road parking and fantastic views across the adjoining fields.

- Fantastic rural views
- Three bedroom semi-detached property
- Living room with bay window
- Over 20' kitchen/dining room
- Utility/shower room
- Family bathroom
- Off-road parking
- Gardens

THE PROPERTY:

The accommodation comprises an entrance hall, with a storage cupboard, utility/shower room, good size kitchen/dining room fitted with modern wall and base units and integrated appliances. The living room has stunning views over the nearby fields and views towards Great Wood.

To the first floor are three bedrooms with the principal bedroom having windows opening wide to take in the aforementioned views towards Great Wood and views over the fields. The bedrooms are complemented by a family bathroom.

Outside - To the front is off-road parking for up to three vehicles. The garden to the rear has a patio and is on a split level to the front and side along with a large shed.

LOCATION:

Situated in the heart of the Quantock hills surrounded by open fields with views over the Quantocks themselves. With easy access to the Quantock Hills with Great Wood and Ramscombe for picnic areas, walking, cycling and horse riding. The property is on the cusp of the village of Nether Stowey which offers a selection of shops for day to day needs, a small library, public houses, a pre-school, primary school and church. Many leisure pursuits can be enjoyed close by including the 18-hole golf clubs at Enmore and Cannington. Fly fishing at Hawkridge Reservoir and further sailing at Durleigh Reservoir. The county town of Taunton is approximately 11.5 miles away, with the market town of Bridgwater approximately 8 miles away, both offering a full range of educational and leisure facilities. Main line links are available via Taunton and Bridgwater railway stations. The M5 motorway is accessed via junctions 23 or 24. There is a daily coach service to London Hammersmith from Bridgwater Bus station.



WM&T

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 fired central heating.

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

Council Tax Band: D

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

Mobile Phone Coverage: Voice and data limited with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low 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 February 2025.

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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY

wilkie.co.uk

