



GIBBINS RICHARDS 

30 Lime Street, Nether Stowey, Nr. Bridgwater TA5 1NG

£350,000

GIBBINS RICHARDS 
Making home moves happen

Located in the heart of this sought after village on the edge of the Quantock Hills is this characterful four bedroom cottage. The spacious accommodation is arranged over two storeys and comprises in brief; sitting room, inner hallway/study leading to dining room, kitchen, separate utility and ground floor WC. To the first floor a landing leads to four double bedrooms and family bathroom. The accommodation is fully UPVC double glazed and warmed by gas central heating and offers versatile well proportioned family accommodation. Externally there is unallocated on street parking to the front and large private gardens to the rear.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

The property is located just a stones throw from village shops and amenities and on the edge of the picturesque Quantock Hills. The nearby town of Bridgwater lies within easy access and offers a much larger range of shopping, leisure and financial amenities. Both Bridgwater and Taunton also offer easy access to the M5 motorway and mainline intercity railway stations.

LARGE PERIOD COTTAGE
FOUR DOUBLE BEDROOMS
CENTRAL VILLAGE POSITION
LARGE REAR GARDENS
FULLY DOUBLE GLAZED
MUCH CHARACTER & CHARM
MAINS GAS CENTRAL HEATING
WALKING DISTANCE TO VILLAGE SHOPS & AMENITIES





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Sitting Room	20' 4" x 11' 2" (6.19m x 3.40m) Large open fireplace with stone surround and tiled hearth. Storage cupboard (under stairs recess). High level electric fuse board (concealed).
Inner Hallway (Study)	12' 7" x 7' 7" (3.83m x 2.31m) Stable door to rear garden. Stairs to first floor.
Dining Room	13' 5" x 11' 9" (4.09m x 3.58m) Large open fireplace with tiled hearth.
Kitchen	11' 10" x 11' 2" (3.60m x 3.40m) Door to rear garden. Range of eye and low level storage units. Electric oven and four ring hob.
Utility Room	12' 9" x 10' 5" (3.88m x 3.17m) Further door to rear garden. Range of eye and low level storage units. Space and plumbing for washing machine and tumble dryer.
Ground Floor WC	3' 11" x 3' 5" (1.19m x 1.04m)
First Floor Landing	Doors to all bedrooms and bathroom. Airing cupboard. Obscure window to side.
Bedroom 1	14' 1" x 11' 9" (4.29m x 3.58m) Front aspect window. Built-in wardrobe.
Family Bathroom	9' 4" x 6' 8" (2.84m x 2.03m) Four piece white suite.
Bedroom 2	11' 10" x 9' 6" (3.60m x 2.89m) Side aspect window. Double built-in wardrobe.
Bedroom 3	11' 10" x 9' 4" (3.60m x 2.84m) (max) Two side aspect windows. Double built-in wardrobe. Exposed beams.
Bedroom 4	13' 1" x 10' 6" (3.98m x 3.20m) Rear aspect window. Double built-in wardrobe. Exposed ceiling beams.
Outside	Immediately outside the property is a sheltered area of garden measuring approximately - 42' (12.79m) in length by 11' (3.35m) in width - this area is laid to concrete with shrub and flower borders. Various stone built stores. Workshop/home office - 13' 10" x 11' 10" (4.21m x 3.60m) mains lighting and power. Path continues to main section of garden which measures approximately - 42' (12.79m) in width by approximately - 200' (60.91m) in length, this additional section is predominantly laid to lawn and is enclosed by a mixture of timber and wire fencing and mature hedgerows.
AGENTS NOTE	There is a shared pedestrian right of access at the back of the property which can be used by the neighbouring dwelling.



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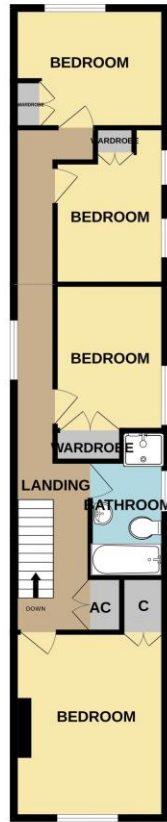


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GROUND FLOOR
699 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
699 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.8 sq.m.) approx.

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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk