



GIBBINS RICHARDS 

9 Castle Street, Nether Stowey, Nr. Bridgwater TA5 1LN

£250,000

GIBBINS RICHARDS   
Making home moves happen



A delightful period cottage located in the heart of this sought after village on the edge of the picturesque Quantock Hills. Gas central heating, double glazed accommodation comprises; sitting room with large inglenook fireplace with wood burning stove, fitted kitchen, two double first floor bedrooms and first floor bathroom. Courtyard rear garden, storage shed and a most useful generous size separate garden area close by.

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

An internal viewing is highly recommended to fully appreciate this charming character cottage located in the heart of this sought after Quantock village. Nether Stowey itself offers an array of amenities to include post office, stores, pub, village hall, garage, fire station, primary school etc. The property is within walking distance to the Quantock Hills itself and is within easy access to the West Somerset railway line and access to towns of Minehead and Bridgwater.

PERIOD COTTAGE  
HISTORIC VILLAGE  
INGLENOOK FIREPLACE WITH WOODBURNER  
TWO BEDROOMS  
FIRST FLOOR BATHROOM  
ENCLOSED GARDEN  
SEPARATE GARDEN AREA  
GAS CENTRAL HEATING  
DOUBLE GLAZING







#### Sitting Room

15' 5" x 13' 5" (4.70m x 4.09m) Large Inglenook fireplace containing a wood burning stove, exposed stone work quarry tiled flooring.

#### Kitchen

11' 5" x 10' 0" (3.48m x 3.05m) Bespoke units with Belfast sink unit, understairs recess, access to garden and stairs to first floor.

#### First Floor Landing

Fitted bookcase and recess.

#### Bedroom 1

12' 5" x 10' 5" (3.78m x 3.17m) Exposed floor boards and window seat.

#### Bedroom 2

11' 5" x 6' 10" (3.48m x 2.08m) Built-in wardrobe/storage cupboard. Boiler cupboard containing combination gas fired boiler.

#### Bathroom

6' 5" x 5' 8" (1.95m x 1.73m) Bath with electric shower over, wash basin and WC.

#### Outside

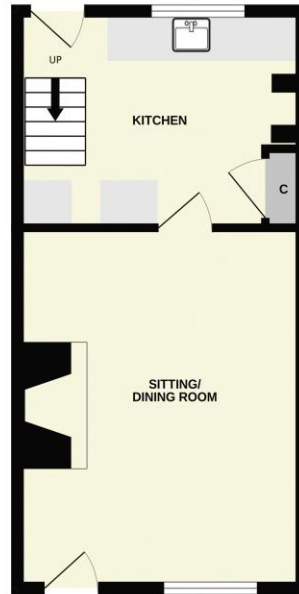
Courtyard garden to rear with most useful outside store/utility with light, power and plumbing. There is an access lane which leads to a separate area of garden which is contained by a lawn, store shed, various fruit trees, rose bushes and conifer screen.



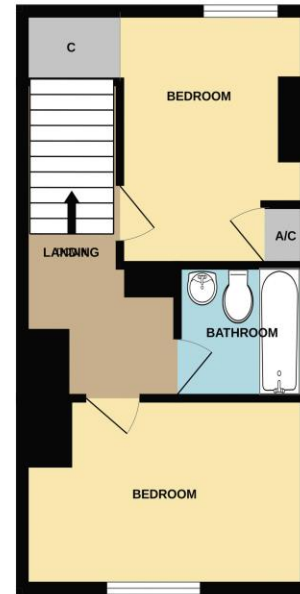




GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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