



GIBBINS RICHARDS   
Making home moves happier

7 Town Close, Stogursey, Nr. Bridgwater TA5 1RN

£285,000

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Making home moves happen

This substantial three bedroom semi-detached dormer bungalow with large rear garden and conservatory. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, conservatory, ground floor shower room and bedroom. To the first floor are two good size bedrooms with 'Jack n Jill' en-suite and additional store room. Side driveway to the front leading to single garage and a good size rear garden with additional garage/workshop. NO ONWARD CHAIN. Viewing recommended.

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

The property benefits from double glazed windows and is heated by a combination of oil fired and electric heating. Situated amongst properties of similar size, age and design the property occupies a quiet position in the village of Stogursey. Stogursey provides an array of facilities including local stores, church and primary school. For those requiring a more comprehensive range of shopping and leisure facilities, Bridgwater's town centre provides a pedestrian Fore Street and covered shopping precinct. For those requiring motorway access Junction 23 of the M5 can be accessed at the Puriton interchange.

POPULAR VILLAGE LOCATION  
THREE BEDROOM DORMER BUNGALOW  
TWO GARAGES  
MULTIPLE OFF ROAD PARKING  
FULLY DOUBLE GLAZED  
OIL CENTRAL HEATING  
FULLY ENCLOSED LARGE REAR GARDEN  
NO ONWARD CHAIN





**Entrance Hall** 11' 5" x 7' 8" (3.48m x 2.34m) (approximately) Stairs rising to first floor, doors to kitchen, shower room, double doors to sitting/dining room and ground floor bedroom. High level cupboard housing electric fuse board. Digital controls for central heating.

**Sitting/Dining Room** 27' 4" x 10' 8" (8.32m x 3.25m) increasing to 13' 11" (4.24m) ('L' shaped room) Two front aspect windows. Sliding doors to conservatory.

**Conservatory** 13' 0" x 10' 2" (3.96m x 3.10m) Fully double glazed. French doors to rear garden.

**Kitchen** 11' 7" x 7' 8" (3.53m x 2.34m) Stable door to rear garden, side aspect window. Modern range of matching eye and low level units, integrated double electric oven and grill, four ring electric hob with concealed extractor fan and light over.

**Ground Floor Bedroom** 9' 11" x 8' 9" (3.02m x 2.66m) Front aspect window.

**Shower Room** Rear aspect obscure window. Fitted in a three piece suite comprising wash hand basin with vanity unit, WC and walk-in shower.

**First Floor Landing** Low level door providing access to store room. Doors to two bedrooms.

**Bedroom 1** 14' 5" x 12' 10" (4.39m x 3.91m) Dual aspect windows to rear and side. Door to en-suite.

**En-Suite Shower Room** 10' 0" x 6' 7" (3.05m x 2.01m) Side aspect obscure window. Fitted with a three piece suite comprising low level WC, wash hand basin and enclosed shower cubicle with 'Mira' electric shower.

**Bedroom 2** 8' 8" x 8' 6" (2.64m x 2.59m) Front aspect window. Door to en-suite.

**Store Room** Airing cupboard housing factory lagged hot water cylinder.

**Outside** To the front of the property there is a driveway providing multiple off road parking and leading to single garage. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn with a path running the length of the garden to large further garage. Prefabricated Garage/Workshop - 23' 11" x 14' 3" (7.28m x 4.34m) with mains lighting and power, reinforced vehicular up and over door to front and pedestrian door to rear. The rear garden measures approximately - 90' (27.41m) in length with oil storage tank. (Old oil tank - now redundant). Paved patio area adjoining the property and pedestrian gate leading to front. Five bar metal gate to the rear providing access to the garage/workshop and garden. The rear garden is fully enclosed by timber fencing and enjoys a wide variety of mature shrubs, trees and flowers.

**Single Garage** 14' 3" x 8' 5" (4.34m x 2.56m) Vehicular up and over door to front. Door to side and window to rear. Mains lighting and power. Space for appliances. Floor mounted oil fired central heating boiler.





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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
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