



GIBBINS RICHARDS ▲

1 Lonlay Mews, Stogursey, Nr. Bridgwater TA5 1QN

£220,000

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Making home moves happen

This beautifully presented three bedroom end terrace house is located in the popular village of Stogursey. The property is fully double glazed and warmed by LPG central heating. The accommodation comprises in brief; entrance hall, ground floor cloakroom, modern re-fitted kitchen with built-in appliances and spacious sitting/dining room with access to the rear garden. To the first floor are three good size bedrooms and re-fitted family shower room. Private and fully enclosed rear garden with the added benefit of a fully insulated garden room, single garage and ample off road parking.

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

Situated within the popular village of Stogursey and within close distance to the Quantock Hills. The village of Stogursey provides an array of local services and facilities to include primary school, church and shop. The town of Bridgwater itself lies to the east of the village and provides two junctions to the M5 motorway.

POPULAR VILLAGE LOCATION
END TERRACE HOUSE
FULLY DOUBLE GLAZED
LPG CENTRAL HEATING
FULLY ENCLOSED PRIVATE REAR GARDEN
INSULATED GARDEN ROOM
GARAGE / OFF ROAD PARKING
BEAUTIFULLY PRESENTED THROUGHOUT





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Entrance Hall
Cloakroom

Stairs to first floor.
5' 9" x 3' 3" (1.74m x 1.0m) Front aspect obscure window. Modern suite comprising low level WC and wash hand basin.

Kitchen

9' 0" x 8' 1" (2.74m x 2.47m) Front aspect window. Re-fitted in a modern range of matching eye and low level units. Integrated microwave, oven and hob with extractor hood over. Space and plumbing for washing machine.

Sitting/Dining Room

15' 8" x 14' 5" (4.77m x 4.39m) Rear aspect window and French doors to garden.

First Floor Landing

Doors to three bedrooms and shower room. Airing cupboard.

Bedroom 1

13' 0" x 9' 4" (3.95m x 2.85m) Two front aspect windows. Range of built-in wardrobes.

Bedroom 2

8' 6" x 8' 4" (2.60m x 2.55m) Rear aspect window.

Bedroom 3

8' 4" x 6' 9" (2.55m x 2.06m) Rear aspect window.

Shower Room

6' 4" x 6' 0" (1.94m x 1.82m) Re-fitted in a modern suite comprising low level WC, wash hand basin with vanity unit under, double length walk-in shower. Heated towel rail.

Garden Room

12' 0" x 8' 0" (3.65m x 2.44m)

AGENTS NOTE

Please note the title to the property is freehold but the garage and parking space is held under a leasehold title. The term of the Lease is 999 years from 1st January 2006. Full details of the Lease and charges should be sought via your Legal Representative.



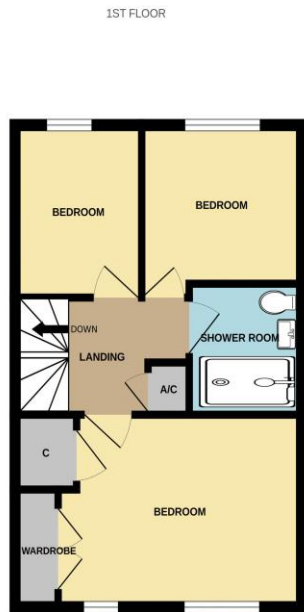
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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