



GIBBINS RICHARDS 
Making home moves happen

11 Old Farm Road, Nether Stowey, Nr. Bridgwater TA5 1PE
£209,950

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End terrace village property with great potential located in the popular village of Nether Stowey. The property itself comes with off road parking, single garage, private enclosed rear garden. The accommodation comprises in brief; entrance porch, sitting room, kitchen/diner, two first floor bedrooms and bathroom.

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

Nether Stowey is a sought after village which is nestled on the edge of the picturesque Quantock Hills. There is a good range of facilities within the village including primary school, shops, pubs, historic church, fire station, convenience stores and grocers. Bridgwater town centre is approximately 8.5 miles which includes M5 motorway access, whilst the picturesque West Somerset railway can be found at Williton.

NO ONWARD CHAIN
TWO BEDROOM END TERRACE HOUSE
GARAGE / OFF ROAD PARKING
PICTURESQUE VILLAGE
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
IDEAL FIRST TIME / INVESTMENT PURCHASE
FULLY ENCLOSED REAR GARDEN
UP-DATING REQUIRED



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| | |
|---------------------|---|
| Entrance Porch | 3' 7" x 3' 3" (1.1m x 1.m) Door to; |
| Sitting Room | 14' 9" x 13' 1" (4.5m x 4.m) Front aspect window. Stairs to first floor. Storage cupboard. Feature fireplace. |
| Kitchen/Diner | 13' 1" x 8' 2" (4.m x 2.5m) Rear aspect window and door to garden. Space and plumbing for washing machine. |
| First Floor Landing | Doors to two bedrooms and bathroom. Hatch to loft. Airing cupboard. |
| Bedroom 1 | 13' 1" x 10' 10" (4.m x 3.3m) Two front aspect windows. |
| Bedroom 2 | 12' 2" x 7' 3" (3.7m x 2.2m) Rear aspect window. |
| Bathroom | 6' 7" x 5' 11" (2.m x 1.8m) Rear aspect obscure window. Three piece suite comprising low level WC, wash hand basin and bath with overhead shower. |
| Outside | To the front of the property there is an open plan garden with pathway to the front door. To the rear is a fully enclosed garden laid to patio and lawn. Side access. |
| Single Garage | Up and over door. Parking to the front. |



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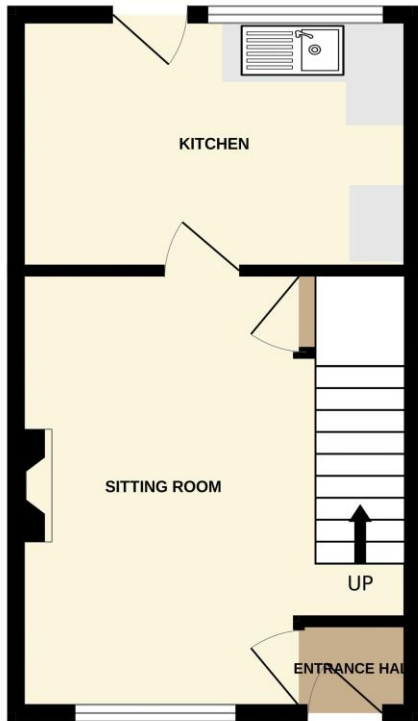


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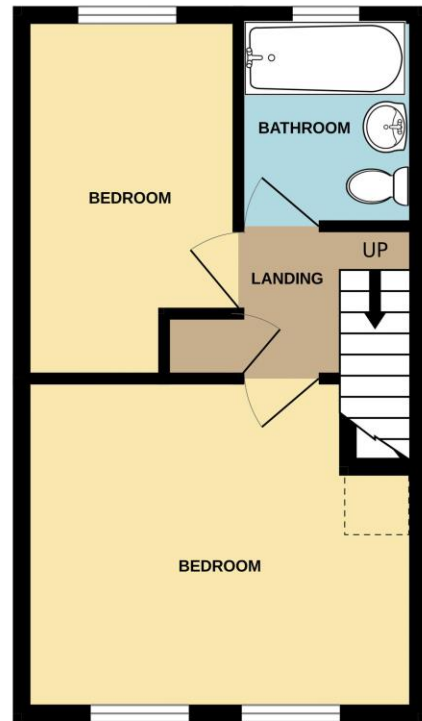


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GROUND FLOOR



1ST FLOOR



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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