



10 Wilsons Close, Nether Stowey, Nr. Bridgwater TA5 1LS

£425,000

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A well appointed detached family home located in an exclusive cul-de-sac close to the heart of this historic village which is nestled on the edge of the picturesque Quantock Hills. The spacious accommodation includes; entrance hall, cloakroom, study/home office, sitting room, dining room, conservatory, kitchen/breakfast room, utility room, four double bedrooms including en-suite shower room and family bathroom. Mature gardens, carport, garage and extensive off road parking. Cul-de-sac location.

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

Wilsons Close is a quiet cul-de-sac consisting of just 13 homes located close to the heart of this popular historic village within a short level walk of all amenities, including the top-rated medical centre/pharmacy, Post Office, community-run library, and primary school. The property itself rests in established gardens of lawns, trees and shrubs. South facing rear garden. It benefits from ample off-road parking with covered carport and single garage, with up-and-over door and electrical supply. Extensive range of shopping facilities can be found in Bridgwater (approx. 8 miles) and Taunton (approx. 10 miles) both of which have M5 and railway access.

SPACIOUS DETACHED FAMILY HOME
THREE RECEPTIONS / FOUR DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
ESTABLISHED GARDENS
AMPLE OFF ROAD PARKING
CARPORT / GARAGE
GAS CENTRAL HEATING / DOUBLE GLAZING
16 OWNED SOLAR PANELS
SMALL CUL-DE-SAC LOCATION
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES



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Entrance Hall	Stairs to first floor.
Cloakroom	WC and wash hand basin.
Study/Home Office	8' 0" x 8' 0" (2.44m x 2.44m)
Sitting Room	16' 5" x 10' 10" (5.00m x 3.30m) with wall mounted coal effect gas fire, patio doors to garden, double doors to;
Dining Room	12' 2" x 9' 0" (3.71m x 2.74m)
Conservatory	12' 8" x 8' 0" (3.86m x 2.44m) with under tile heating and panel heater.
Kitchen/Breakfast Room	17' 8" x 8' 8" (5.38m x 2.64m) Comprehensively fitted with built-in appliances to include double oven, microwave, dishwasher, fridge unit and ceramic hob. One and a half bowl sink unit with flexi tap.
Utility Room	Containing 'Vaillant' gas fired boiler, sink, space and plumbing for washing machine, space for fridge/freezer. Door to outside.
First Floor Landing	Airing cupboard. Access to loft space via pull down ladder.
Bedroom 1	14' 5" x 11' 10" (4.39m x 3.60m) (max)
En-Suite Shower Room	Low level WC, shower enclosure and wash hand basin.
Bedroom 2	12' 8" x 10' 6" (3.86m x 3.20m) recessed wardrobe.
Bedroom 3	9' 2" x 9' 0" (2.79m x 2.74m)
Bedroom 4	9' 0" x 8' 6" (2.74m x 2.59m)
Bathroom	Corner bath with electric shower over, WC and wash hand basin.
Outside	The property enjoys a good degree of frontage with a large expanse of lawn and extensive driveway with turning circle leading to a carport and single garage. Side access leads to a fully enclosed south-facing rear garden which is pleasantly themed with various specimen trees, sun patio, lawn section, greenhouse, fruit trees and vegetable beds.
AGENTS NOTE	The solar panels are on a Government tariff (13 years left) with income of approximately £1000 p.a. providing free electricity and also bonus of domestic hot water.



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GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

FIRST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.
Whilst every effort 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 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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