



GIBBINS RICHARDS 
Making home moves happen

Sterling, Nethermoor Road, Middlezoy, Nr. Bridgwater TA7 0PG
£315,000

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A well presented modern detached home in a popular village location. The accommodation includes generous size sitting room with feature wood burning stove and access to rear garden. Attractively fitted kitchen/breakfast room with built-in appliances, downstairs cloakroom, three first floor bedrooms, family bathroom. Fully enclosed rear garden with access to two adjacent parking spaces. Ample room for the erection of a garage (subject to the necessary consents).

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

Sterling is a modern three bedroom detached property constructed approximately thirteen years ago of a pleasing design. The accommodation is warmed by oil fired central heating via a recently upgraded combination boiler and further boasts a feature multi-fuel stove. The property is located in this popular village which contains village hall, pub and general stores as well as a popular primary school and historic church. A wider range of facilities can be found in Bridgwater which is approximately seven miles distant and boasts M5 and intercity railway access. The attractive market town of Langport is approximately six and half miles distant.

DETACHED CONTEMPORARY STYLE VILLAGE HOME
ATTRACTIVE FEATURES
THREE WELL PROPORTIONED BEDROOMS
SITTING ROOM WITH WOOD BURNING STOVE
CONTEMPORARY KITCHEN
SECLUDED GARDEN
OFF ROAD PARKING
OIL FIRED CENTRAL HEATING



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Entrance Hall
Cloakroom
Sitting Room

Kitchen/Dining Room

First Floor Landing
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Stairs to first floor.
Low flush WC and wash hand basin.
18' 0" x 13' 0" (5.48m x 3.96m) reducing to 14' 7" (4.44m) in part with feature multi-fuel stove with slate hearth.
French doors to rear garden.
10' 11" x 10' 10" (3.32m x 3.30m)
Comprehensively fitted with a range of attractive units incorporating electric oven and hob. Plumbing and space for washing machine and dishwasher.
Concealed oil fired central heating boiler.
Access to loft space.
11' 2" x 10' 11" (3.40m x 3.32m) Built-in wardrobes.
11' 2" x 9' 5" (3.40m x 2.87m) plus door recess. Built-in wardrobes.
8' 1" x 7' 5" (2.46m x 2.26m)
Attractive contemporary suite with over bath thermostatic shower.
Small ornamental and enclosed front garden. Side paved driveway which is shared with adjacent property and leads to a private parking area directly to the rear of the property for at least two vehicles. The garden to the rear is fully enclosed with patio, lawn section, timber shed and gravelled sections.



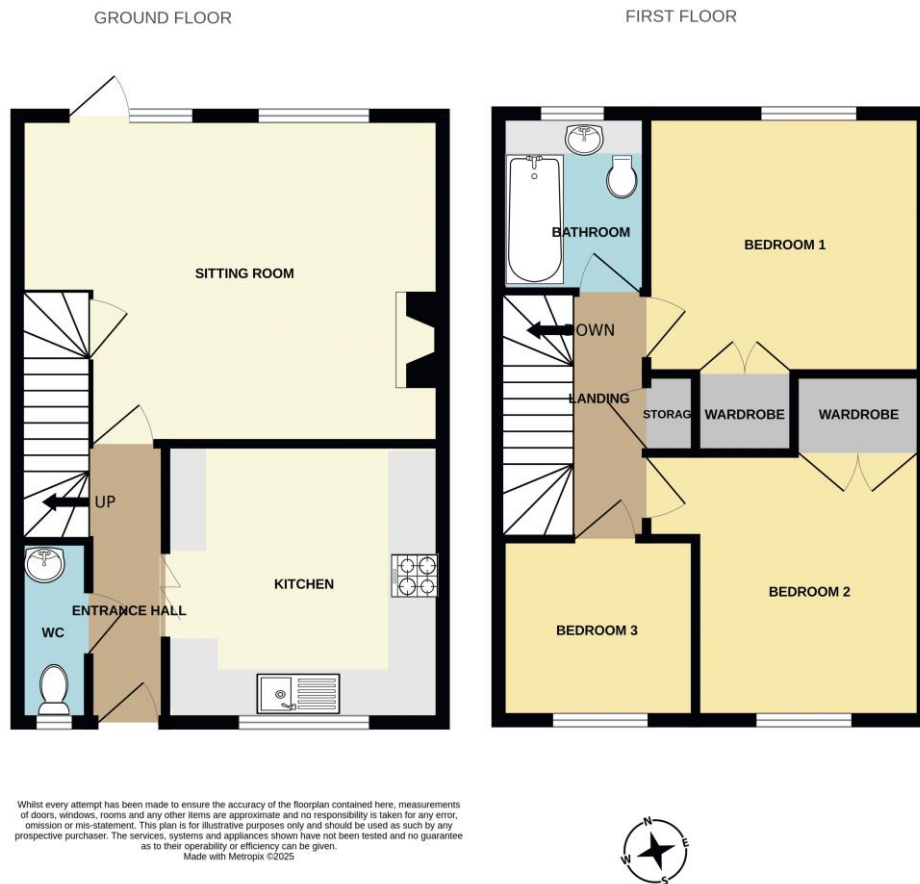
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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