

Ferguson Close
Nether Stowey
Bridgwater
TA5 1JT



JOSEPH CASSON
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JOSEPH





£425,000

- Superior Detached Property
- Constructed in 2005 by Westbury Homes (now Charles Church)
- Four Double Bedrooms (Three with Fitted Wardrobes)
 - Two Refitted Bathrooms
 - Two Separate Reception Rooms
- Modern Open-Plan Kitchen/Dining Room
- Utility Room & Ground Floor Cloakroom
- Double Glazed & Gas Central Heating
- Double Garage (one side is partially converted – see Floorplan) & Driveway
- EPC RATING: C71

Joseph Casson Estate Agency are delighted to offer this exceptionally spacious four-bedroom, two-bathroom (both recently refitted), executive detached property situated within the popular Hartley Meadow development, on the outskirts of the historic village of Nether Stowey.

This superior property was constructed in 2005 and is within easy reach of a number of local amenities and the Quantock Hills, an Area of Outstanding Natural Beauty.

ACCOMMODATION

Constructed by Westbury Homes, now Charles Church, this superb home offers well-proportioned accommodation and briefly comprises: spacious entrance hallway, cloakroom, lounge, study, open-plan kitchen/breakfast room and utility room to the ground floor. Accessed off a generously sized landing with turning staircase is a family bathroom, four double bedrooms (the three largest with built-in wardrobes and the master further benefitting from an en-suite shower room). Externally, there is an enclosed rear garden which is lawned. There is parking on own double width driveway which also provides access to the double garage (one side of the garage partially converted into a utility room). The garage can be accessed by two up & over doors (one is electric) and has power & light connected.

LOCATION

Located on the Northern outskirts of Nether Stowey. Hartley Meadow offers the ideal balance between modern convenience and country living. The historic village of Nether Stowey has many facilities including a library, restaurant, butchers, three public houses and Quantock Medical Centre.

The Quantock Hills offer a wide range woodland and moorland walks. Slightly further away, the bustling market town of Bridgwater offers a wider range of amenities and has excellent transport links to the M5 motorway and mainline rail link.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 77.9 sq.m. (838 sq.ft.) FLOOR 2 71.0 sq.m. (764 sq.ft.)
 EXCLUDED AREAS: DOUBLE GARAGE 20.8 sq.m. (224 sq.ft.)
 TOTAL: 148.9 sq.m. (1,602 sq.ft.)



Council Tax Band

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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