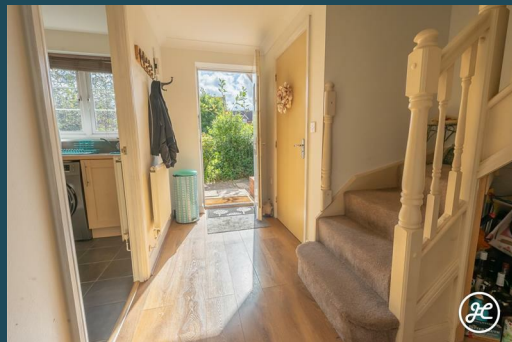


De Curcis Close  
Nether Stowey  
Bridgwater  
TA5 1JX



  
**JOSEPH CASSON**  
the estate agency your home deserves









£175,000

- End Terraced Property
- Ideal Starter Home
- Offered at 75% of the current market value (LCHO)
- Constructed in 2005 by Westbury Homes (now Charles Church)
- Two Double Bedrooms (Both with Fitted Wardrobes)
- Downstairs Cloakroom
- Modern Fitted Kitchen
- UPVC Double Glazing & Gas Central Heating
- Allocated Parking Space

Nestled in a quiet cul-de-sac, this charming end-terrace home features two spacious double bedrooms and boasts stunning countryside views from the rear. It's part of the desirable Hartley Meadow development, located just outside the historic village of Nether Stowey.

Built in 2005 by Westbury Homes (now Charles Church), this property is classified as low-cost housing ownership (LCHO - Section 106). This unique opportunity allows us to present it for sale at an attractive price —75% of its current market value.

## ACCOMMODATION

Within easy reach of a number of local amenities and the Quantock Hills, an Area of Outstanding Natural Beauty, this UPVC double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, kitchen and living room to the ground floor. Arranged off the spacious first floor landing are two double bedrooms, both with fitted double wardrobes and a bathroom. Externally, there is an enclosed rear garden with paved patio and lawned area, low maintenance front garden and allocated parking for two vehicles. The rear of the property enjoys stunning views of the surrounding countryside.

## 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.

## CRITERIA FOR PURCHASING THIS PROPERTY

The resale of De Curcis Close should be in accordance with the terms detailed in the Section 106 Agreement dated 21 May 2004. As per the S106 agreement, the property is subject to a local connection restriction requiring potential purchasers to either live, work or have a family connection to the parish of Nether Stowey. The agreement also stipulates that this property must be the only property you own.

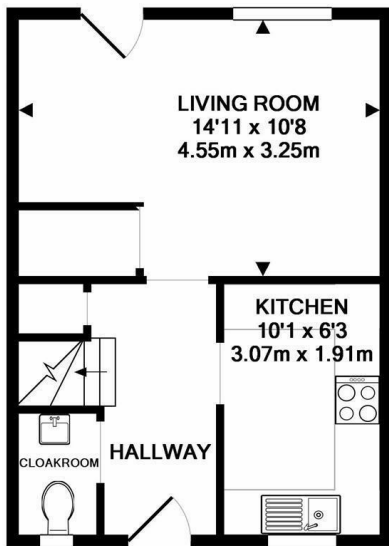
The maximum income levels for potential purchasers will be:

Single Income - £51,183

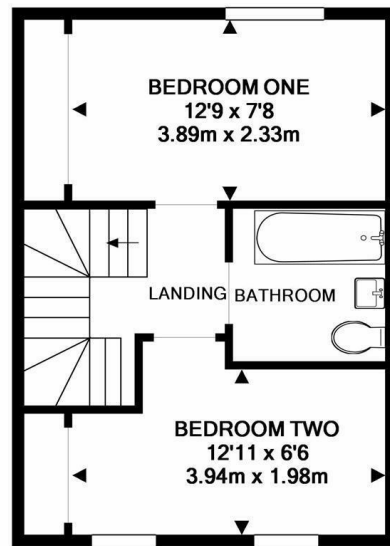
Joint Income - £59,058







GROUND FLOOR



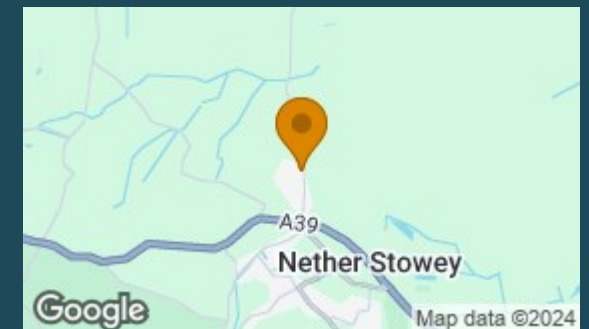
1ST FLOOR

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### Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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