

Theillay Close
Nether Stowey
Bridgwater
TA5 1JY







£285,000

- Modern End Terraced Property
- Constructed in 2006 by Westbury Homes (now Charles Church)
 - Three Bedrooms (All With Fitted Wardrobes)
 - Two Bathrooms
- Open-Plan Kitchen/Dining Room
 - Lounge
 - Downstairs Cloakroom (WC)
- Low Maintenance Rear Garden
- Driveway & Single Garage

Situated within the popular Hartley Meadow development, on the outskirts of the historic village of Nether Stowey is this immaculately presented three bedroom (en-suite shower room) end terraced property which benefits from an enclosed rear garden with views of the surrounding countryside, garage and driveway.

Within easy reach of a number of local amenities and the Quantocks, an Area of Outstanding Natural Beauty, this property offers the ideal balance between modern convenience and country living. Viewing is highly recommended.

ACCOMMODATION

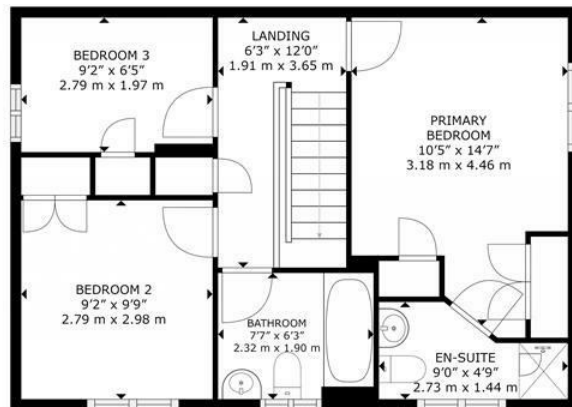
Constructed by Westbury Homes, now Charles Church, this modern home briefly comprises: entrance hallway, spacious dual aspect lounge, kitchen/dining room, and downstairs cloakroom. Arranged on the first floor and accessed from a generously sized landing is a family bathroom and three bedrooms; all benefit from fitted wardrobes - the primary bedroom further benefits from an en-suite shower room. Externally, there is parking on own driveway to the front aspect, garage and a well stocked, landscaped garden with side access and countryside views.

LOCATION

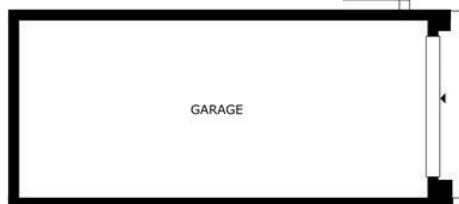
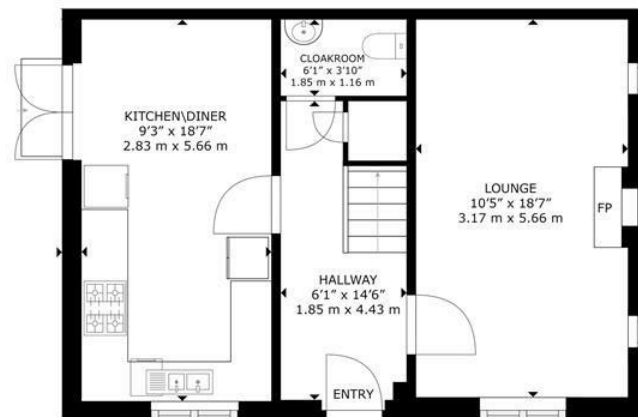
Located on the Northern outskirts of Nether Stowey, Hartley Meadow offers the ideal balance between modern convenience and country living. The historic village of Nether Stowey has many facilities, including a library, shop, restaurant, butchers, three public houses and Quantock Medical Centre.

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.





2ND FLOOR

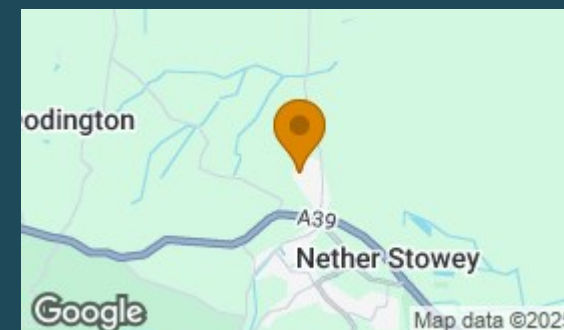


GROSS INTERNAL AREA
 1ST FLOOR: 478 sq. ft, 44 m², 2ND FLOOR: 480 sq. ft, 45 m²
 EXCLUDED AREA: DRIVEWAY: 309 sq. ft, 29 m², PORCH: 123 sq. ft, 11 m²,
 REAR GARDEN: 891 sq. ft, 83 m²
 TOTAL: 958 sq. ft, 89 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band

D

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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