



## Cypress House

7b Wilsons Close, Nether Stowey, Bridgwater, Somerset, TA5 1LS

James  
Gray

ESTATE AGENTS



A stunning brand new detached house offering light and airy accommodation and enjoying a 'tucked away' location, with enclosed gardens with home office, attractively situated a short distance to the centre of this popular Quantock Hills village



### Key features

- Welcoming entrance hall with glass balustrade and oak handrail
- Sitting room with doors to rear garden
- Study/snug/bedroom 4
- Large fully fitted Kitchen/family room with built-in appliances and doors to rear garden. Utility room
- Principal bedroom with en suite shower room and built-in cupboards
- Guest bedroom with en suite shower room. Further double bedroom and bath/shower room.
- Walled and secluded rear garden with home office/play room. Oak framed double car port
- 10 year NHBC Buildmark new build warranty
- Air-source heat pump heating with underfloor heating to ground floor
- Timber framed construction offering high levels of insulation

### Services

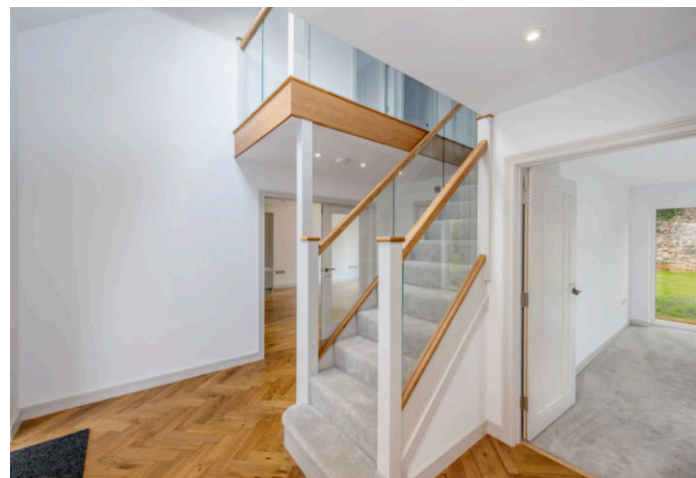
Mains water and electricity. Mains drainage via a private pumped system

### EPC rating

Band B (83)

### Council Tax and Service Charge

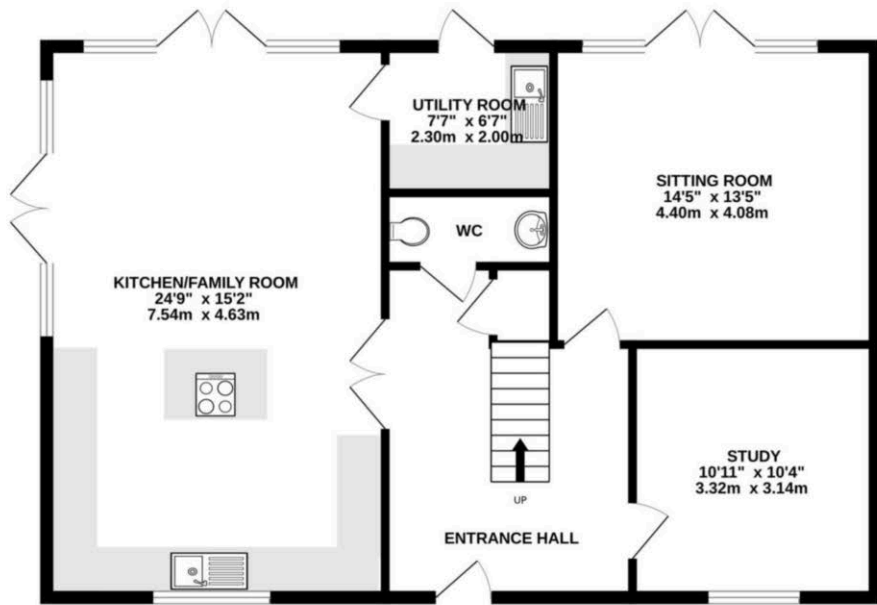
Awaited



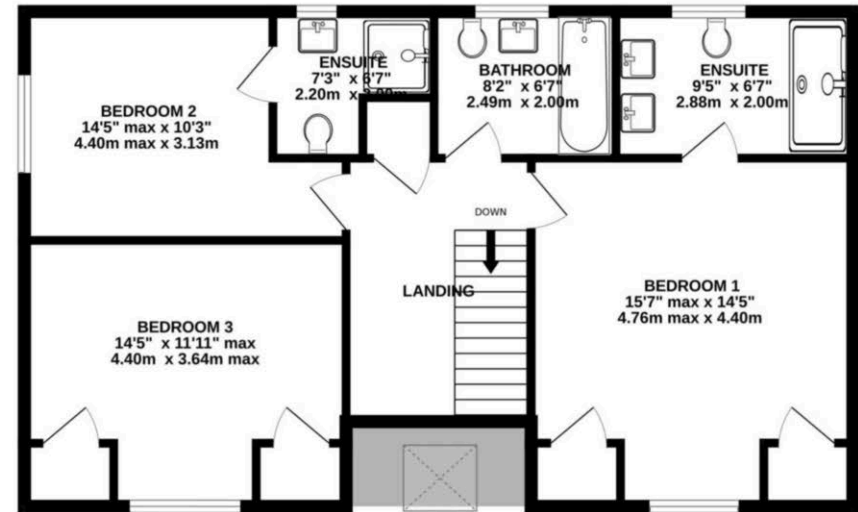




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1636sq.ft. (152.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Made with Metropix ©2024

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we may receive a payment benefit of up to £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
 T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com