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 ESTATE AGENTS



33 Castle Street, Stogursey, TA5 1TG

£294,000

A delightful architect designed house offering deceptively spacious, bright and well-proportioned accommodation. Number 33 Castle Street is part of a small development built in approximately 1998. The property has a large living / dining room with feature fire inset. There are three double bedrooms with scope for a forth downstairs or snug. The property has had a number of improvements in recent years to include a new oil fired combi boiler located outside of the property (2023), new bunded tank (2018), new windows and doors (2017).

Outside the property is a single garage, allocated parking and landscaped garden which adjoins the Stogursey Brook and is offered to the market with no onward chain. In brief the property comprises entrance hallway, cloakroom, kitchen, large living room with fire inset and dining area with doors to snug/ bedroom four. Upstairs there is a good size galleried landing with three double bedrooms and a fully equipped family bathroom. From this floor fantastic views can be enjoyed of the surrounding countryside.

The property is situated on Castle Street which is a small street leading off from the centre of the village of Stogursey. The village is dominated by a fine Church and has a number of facilities including village hall, primary school, local shops, post office and public house. The property is well situated for those who commute with a mainline railway station in

Bridgwater and access to the M5 motorway via junctions 23 and 24.

An early viewing is essential to fully appreciate this exceptional family home in a desirable location.

ENTRANCE

Via open canopy porch with lantern style light and half glazed door and window combination unit to:

ENTRANCE HALLWAY

Wood effect flooring, radiator, turning staircase rising to first floor with storage cupboard beneath, coving, doors to:

CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece white suite comprising WC and pedestal wash hand basin with tiled splashbacks. Radiator.

LIVING/ DINING ROOM

Dual aspect double glazed windows. Feature fireplace with wood burner inset. Wood effect flooring, coving, radiator. Bi fold glass doors to snug/ bedroom four. Door to:

KITCHEN

Double glazed window. Fitted with a range of matching cream wall, base and drawer units with roll top worksurfaces over and one and a quarter bowl cream sink and drainer unit inset. Space for freestanding cooker with concealed extractor over, space and plumbing for a washing machine, space for a fridge/ freezer, space for a slimline dishwasher. Tiled splashbacks. Wood effect flooring, radiator.

SNUG/ BEDROOM

Double glazed French doors to the garden. Wood effect flooring, radiator, coving.

HALF LANDING

Double glazed window, coving.

LANDING

Radiator, coving, loft hatch leading to insulated and partially boarded loft. Doors to:

BEDROOM ONE

Double glazed window. Built in sliding wardrobes. Radiator.

BEDROOM TWO

Double glazed window. Radiator.

BEDROOM THREE

Double glazed window. Radiator.

BATHROOM

Double glazed window. Fitted with a four piece suite comprising panelled bath with handheld attachments, pedestal wash hand basin and WC. Freestanding shower cubicle with shower over, wood effect flooring. Partially tiled walls, radiator.

PARKING

The property has a private parking space along with a shared visitor space.

GARAGE

Located in nearby block, up and over door, eaves storage over.

GARDEN

Fully enclosed garden with large patio area. Laid to part lawn and part chippings. To the side there is a recently added external oil fired boiler which serves the central heating and hot water system. Summerhouse to remain.

MAINTENANCE

Approximately £65 a month covering insurance of the court yard, painting of parking allocations approximately every four years, running of the water sewerage treatment plant.

SERVICES

Oil fired central heating, water sewerage treatment plant.

Floor Plan

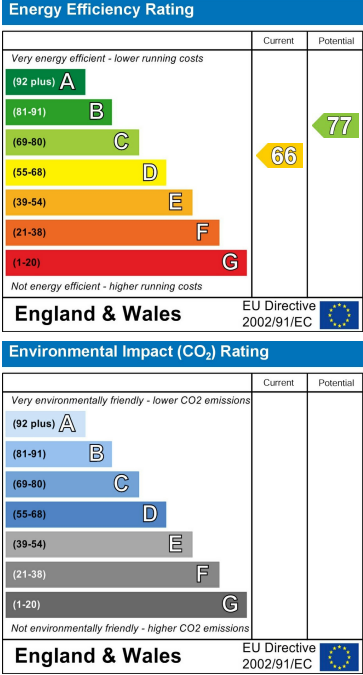


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.