



CASTLE STREET

Nether Stowey, Bridgwater, TA5 1LW

Asking Price £600,000

Tamlyns

PROPERTY DESCRIPTION

Freehold. This in our opinion is a wonderful lifestyle business opportunity, providing would-be purchasers a chance of acquiring a spacious semi-detached house and former stores within the centre of this sought after, attractive village situated on the edge of the Quantock Hills.

Situation

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Local Authority

Council Tax Band: C
Tenure: Freehold
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Situation

Nether Stowey lies on the northern slopes of the Quantock Hills, which is designated as an area of outstanding natural beauty. This attractive, thriving and historic village is believed to date back to Anglo-Saxon times and indeed, features a mount, where once stood an 11th century Motte and Bailey castle. There are a wide range of day-to-day facilities, including: a primary school, church, library, vets, hall, two stores – including a post office, two public houses, hairdressers and butchers. The village lies approximately eight miles to the west of Bridgwater and ten miles to the north-west of Taunton. Both provide a wider range of amenities, as well as M5 motorway access and mainline rail links to the rest of the country.

Directions

From Bridgwater, head west on the A39 following signs for the village. Once off the main road, follow St Mary Street, taking the second left turning into Castle Street. Proceed up the street, passing the Library car park on the right, where the property will be identified shortly after on the left.

Council Tax

Band C

Rateable Value

£5,600 (1st April 2017 to present).

Entrance Hall

10'11" × 5'5" (3.33 × 1.65)

Dining Area

Living Room

18'10" × 14'8" max (5.74 × 4.47 max)

Kitchen/Breakfast Room

5.56 × 3.05 inc units

Landing

Main Bedroom

Bedroom

11'11" × 11'0" (3.63 × 3.35)

Bedroom

11'11" × 7'8" (3.63 × 2.34)

Bedroom

9'10" × 8'5" (3.00 × 2.57 (2.99 × 2.56))

Bedroom

3.10 × 2.34 inc cupboards

Bathroom

2.44 × 1.65 in suite

Former Shop

30'6" × 28'6" max (9.30 × 8.69 (9.29 × 8.68) max)

Stores

30'0" × 8'0" approx (9.14 × 2.44 approx)

Office

9'5" × 6'5" (2.87 × 1.96)

Washroom

8'7" × 3'9" (2.62 × 1.14)

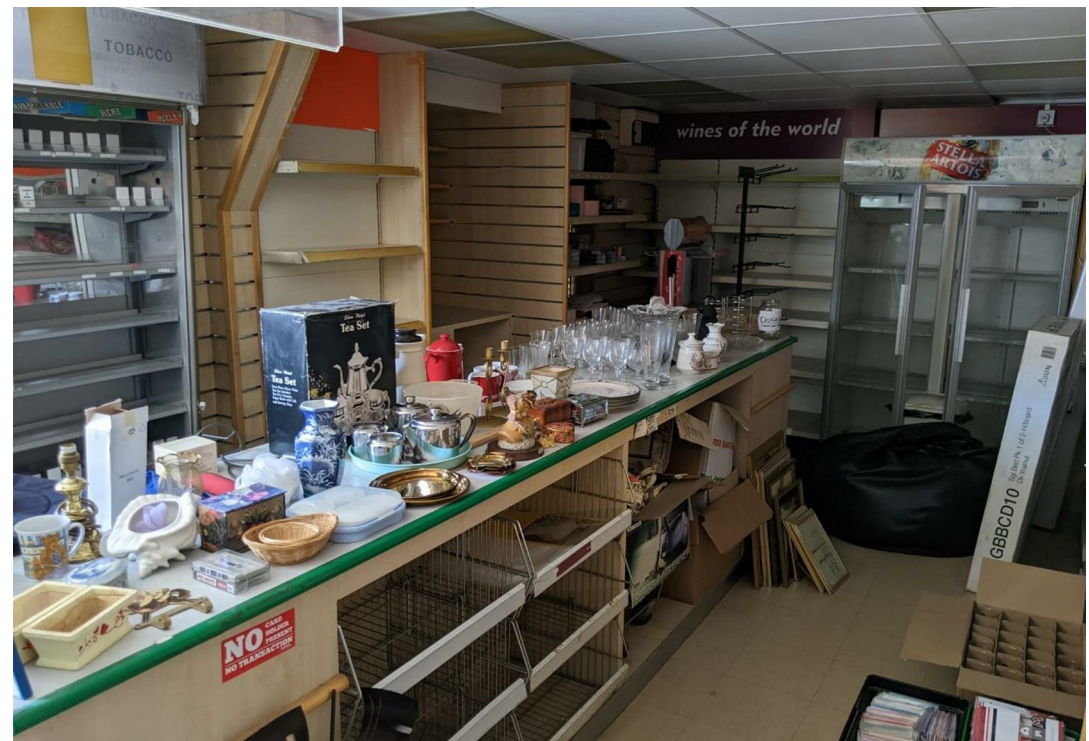
VAT

We understand that our client will not be charging VAT.

PROPERTY DESCRIPTION







PLAN



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

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

