



THEILLAY CLOSE

Nether Stowey, Bridgwater, TA5 1JY

Price £395,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Nether Stowey, this delightful detached family home on Theillay Close offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle in a vibrant community. The house boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals. With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. Situated in a popular area, this home is within easy reach of local amenities, including shops, schools, and parks, making it an ideal choice for families. The picturesque surroundings of Nether Stowey offer a peaceful lifestyle while still being well-connected to nearby Bridgwater. This detached family home is a rare find, combining spacious living with a desirable location. Whether you are looking to make it your forever home or a wise investment, this property is sure to impress. Do not miss the chance to view this exceptional home in a sought-after area.

Situation

Detached Family House Master Bedroom with En suite *Bedroom with En suite* 2 further Bedrooms *Family Bathroom* Lounge *Dining Room* Kitchen/Breakfast Room *Utility* Detached Garage *No Onwards*

Local Authority

Somerset County Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate

Entrance Hallway

Wood door into hallway with stairs rising to first floor, under stairs storage cupboard, smoke alarm, radiator, door to:

Downstairs WC

Obscure double glazed window to rear, low level WC, pedestal wash hand basin with mixer tap, tiled splash back, radiator

Kitchen/Breakfast Room

22'1" × 15' (6.73m × 4.57m)
Dual aspect double glazed windows to side and rear, double glazed french doors giving access to garden. Range of Cream wall and base units, with black granite work tops, one and a half bowl sink unit with mixer tap, space and plumbing for dishwasher, space for gas/electric range with extractor over. Pan drawers, space for freestanding fridge/freezer, 2 radiators, central island with cupboard for storage under and granite work, door to:

Utility

6'9" × 5'7" (2.06m × 1.70m)
Double glazed window to side, wall mounted central heating boiler, stainless steel single drainer sink unit, space and plumbing for washing machine, and space for tumble dryer, radiator

Lounge

21'5" × 11'3" (6.53m × 3.43m)
Double glazed bay window to front, double glazed french doors giving access to garden, two radiators, wood burner

Family Room

11'3" × 10'7" (3.43m × 3.23m)
Double glazed bay window to front, radiator, door to:

Landing

Radiator, airing cupboard with shelving

Master Bedroom

15'1" × 11'10" (4.60m × 3.61m)
Dual aspect double glazed windows, radiator, through to built in wardrobes and door to:

En Suite

Obscure double glazed window to side, low level WC, pedestal wash hand basin, heated towel rail, shaver point, tiling to compliment, walk in shower

Bedroom

10'9" × 8'6" (3.28m × 2.59m)
Double glazed window to front, radiator, built in wardrobe, door to:

En suite

Obscure double glazed window to front, low level WC, pedestal wash hand basin,

PROPERTY DESCRIPTION

Bedroom

9'7 × 9'7 (2.92m × 2.92m)

Double glazed window to rear, radiator, built in wardrobe

Bedroom

11'7 × 10'10 (3.53m × 3.30m)

Double glazed window to front, radiator, built in wardrobe

Family Bathroom

6'10 × 6'3 (2.08m × 1.91m)

White suite comprising of a panel bath, pedestal wash hand basin, low level WC, Tiling to compliment, radiator, shower cubicle

Outside

Front Garden

Enclosed by mature hedging, accessed through gate into a graveled front garden for ease of maintenance with pathway leading to front door.

Rear Garden

Enclosed by brick wall, with raised shrub borders, outside tap with pathway and steps leading to side garden which has slabs for ease of maintenance and would create a seating area, side gate giving access:

Detached Double Garage

With power and lighting, there is also a gated entrance to the rear for added security.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Wood burner
- No Flooding in the last 5 years or not

- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

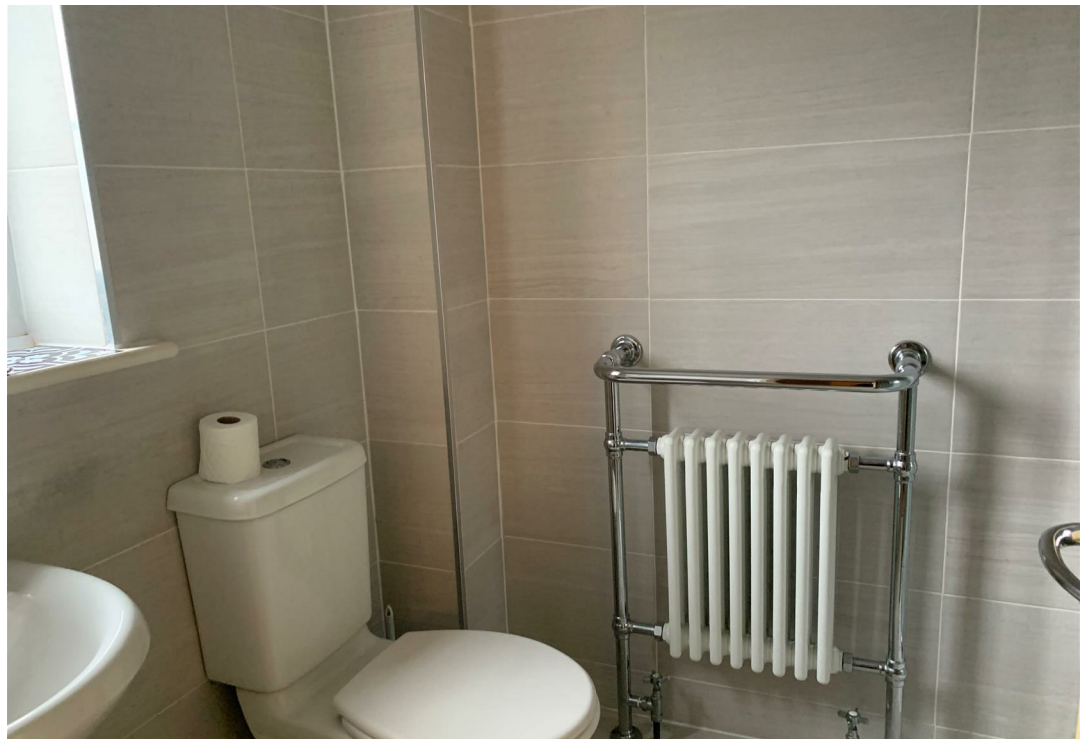
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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

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).

