

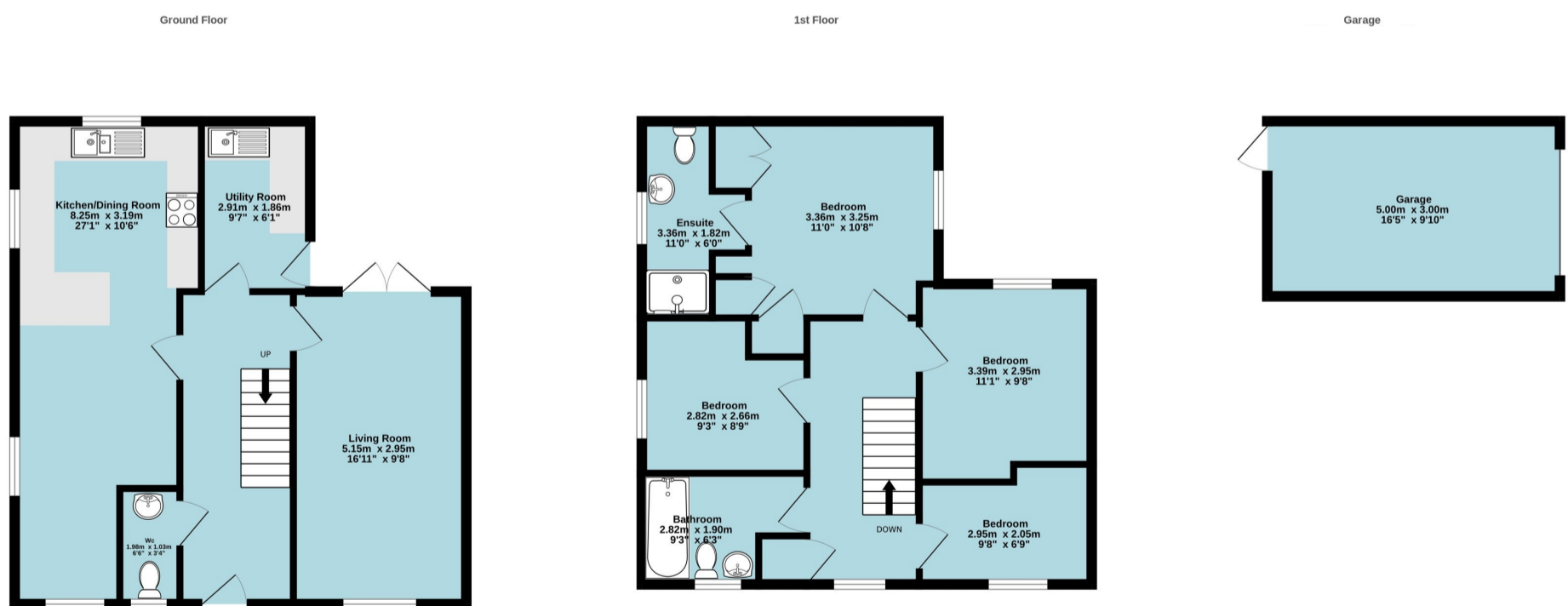


Paddons Farm
 Stogursery, Bridgwater, TA5
 £320,000 Freehold

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Wilkie May & Tuckwood

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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Description

A detached four bedroom home with garage and gardens located in this popular west side village. The property has been well maintained and would make an ideal family home. There is gas heating and double glazing along with modern fixtures and fittings throughout.

- Popular west side village of Stogursey
- Four bedroom family home
- Over 16' living room
- Kitchen/dining room over 27'
- Utility room
- Principal bedroom with en-suite
- Gas central heating
- Double glazing
- Rear garden
- Garage and car parking space

THE PROPERTY:

The accommodation comprises an entrance hall with a cloakroom/WC off. The living room is well proportioned and is light and airy having aspects over both the front and rear gardens. There is a huge kitchen/dining/family room which initially included a separate study but has now been incorporated to provide an expansive living area. The kitchen is well fitted with a range of base and wall cupboards, an inset double oven, hob and hood. There is also an integrated fridge and freezer along with a dishwasher. Finally on the ground floor is a utility room with a sink and drainer and the gas fired boiler provides heating and hot water.

To the first floor is a landing with access to the roof space and an airing cupboard. The principal bedroom is of a generous size and the measurements exclude built-in wardrobes. There is an en-suite shower room – with cubicle, basin and WC. The three remaining bedrooms are of a good size and these are complemented by a bathroom – with bath, WC and basin.

Outside – At the front is a small garden area and at the rear a further garden area comprising lawn and composite decking and beyond this is a garage and separate car parking space.

LOCATION: The property is positioned in the Somerset village of Stogursey, close to the Quantock Hills an Area of Outstanding Natural Beauty. Stogursey enjoys a parish church, primary school, village shop, castle and a public house. Nearby by Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, farm shop, pubs, a restaurant, vet, library, GP practice and St Mary's Church with the church hall and village hall centrally located within the village and a thriving primary school.

The area offers opportunity for many rural activities including golf at Cannington 18-hole golf course and Enmore Park 18-hole Golf Club, fly fishing at Hawkridge Reservoir and sailing at Durleigh Reservoir, also many beautiful walks on the Quantock Hills itself. Bridgwater is 9 miles away and Taunton 10 miles, both offering higher educational facilities, leisure and retail amenities. Main line links are available via Bridgwater and Taunton railway stations. Access to the M5 motorway can be gained via junction 23 and 24 at Bridgwater or 25 at Taunton.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

There is an annual service charge of £180 per annum for the upkeep of communal grounds.

The garage is offered for sale Leasehold. The length of the lease is 999 years, with 980 years remaining and a peppercorn rent.

Services: Mains water, mains electricity, mains drainage, flogas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: D

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 220Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>

Mobile Phone Coverage: Voice and data available with O2 and Vodafone.

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](http://planningonline.somerset.gov.uk/)



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY