

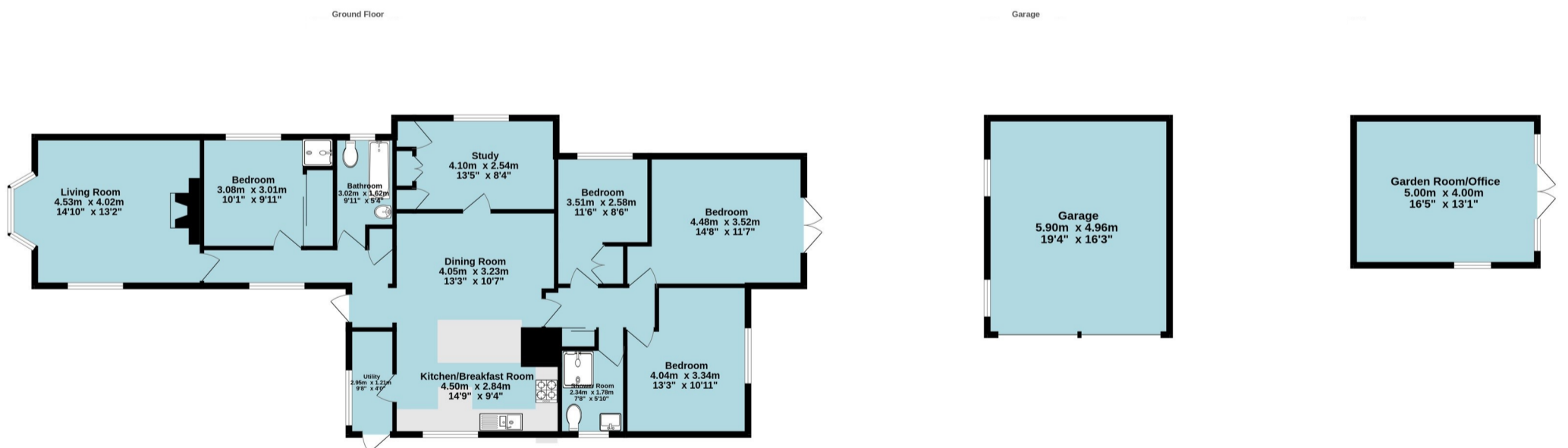


**Burton, Stogursey**  
 Bridgwater, TA5  
 £495,000 Freehold

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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 large detached four/five bedroom bungalow set within level gardens in an idyllic countryside location. The property is in close proximity to the north Somerset coast and Quantock Hills and offered in excellent order throughout. It benefits from double glazing and LPG gas fired central heating.

- Large detached bungalow
- Four/five bedrooms
- Village location
- Living room with bay window
- Kitchen/breakfast/dining room
- Utility room
- Bathroom
- Shower room
- Double garage
- Summerhouse/home office
- Generous gardens
- Off-road parking for multiple vehicles

## THE PROPERTY:

The accommodation comprises a porch/utility area which opens into the kitchen/dining room with windows to the side and a range of base and wall cupboards finished in pastel green, contrasting worktops incorporating a breakfast bar area and space for various domestic appliances. Alongside is a dining area with space for a table and chairs. The living room is dual aspect with a bay window which overlooks the front garden and a fireplace on the wall opposite. There are four/five bedrooms as well as a bathroom and shower room and cubicle off one of the bedrooms. One of the bedrooms is currently being used as study.

The bungalow overlooks delightful gardens at both the front and rear and includes an array of off-road parking as well as a home office/summerhouse measuring 16'5" x 13'1" (5.00m x 4.00m) and a double garage. The gardens are easily managed although they are of a generous size comprising predominantly lawn with flower and shrub beds.

**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. Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, pubs, a restaurant, vet, library, GP practice, St Mary's Church and a primary school. The playing field within the village is thriving and used by a number of organised groups and dog walkers. Plans for a new community centre on the field are well advanced. 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.



## GENERAL REMARKS AND STIPULATION

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

**Construction:** Traditional construction.

**Services:** Mains water, mains electricity, mains drainage, LPG gas central heating.

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

**Council Tax Band:** C

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice likely and data limited with O2. Limited voice and data with Three and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2024.

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**

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